

FIRST ANNUAL REPORT

OF THE

COLONIZATION COMMISSIONERS

OF

SOUTH AUSTRALIA

TO HIS MAJESTY'S

PRINCIPAL SECRETARY OF STATE FOR THE COLONIES.

1836.

Presented pursuant to Act 4 & 5 WILL. IV. c. 95.

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THE REPORT - - - - - p. 3

APPENDIX - - - - - p. 18

- No. 1.—Regulations for the Disposal of Land in the Colony; for the preliminary Sales of Colonial Land in this Country; and for the Emigration of Labourers - - - - - p. 18
- No. 2.—Modified Regulations for the Disposal of Land - - - - - p. 22
- No. 3.—Return of Sales of Land from the commencement on the 15th July 1835 to the 31st May 1836; the whole at 12s. per acre - - - - - p. 23
- No. 4.—General Information respecting the Colony; Disposal of Land; Regulations for the Selection of Emigrant Labourers; Principles of Colonization - - - - - p. 23
- No. 5.—Colonization Commission for South Australia - - - - - p. 29
- No. 6.—Letter of Instructions from the Colonization Commissioners to Mr. Thomas Gilbert, the Storekeeper - - - - - p. 30
- No. 7.—Report on the Departure of the Cygnet - - - - - p. 31
- No. 8.—Report on the Departure of the Rapid - - - - - p. 32
- No. 9.—Letter of Instructions by the Colonization Commissioners for South Australia to Colonel Wm. Light, Surveyor-general for the Colony of South Australia - - - - - p. 33
- No. 10.—Letter of Instructions by the Colonization Commissioners for South Australia to G. S. Kingston, Esq., Deputy Surveyor for the Colony of South Australia - - - - - p. 36
- No. 11.—Letter of Instructions by the Colonization Commissioners for South Australia to B. F. Finniss, Esq., one of the Assistant Surveyors for South Australia - - - - - p. 36
- No. 12.—Financial Statement - - - - - p. 37

FIRST ANNUAL REPORT

OF THE

COLONIZATION COMMISSIONERS FOR SOUTH AUSTRALIA.

Received by the Secretary of State for the Colonies on the 24th June 1836.

My Lord,

South Australian Commission, 14 June 1836.

IN conformity with the 16th section of the Act, to empower His Majesty to erect South Australia into a British Province, we beg permission to present to your Lordship a full and particular report of our proceedings from the period of our appointment to the present time. We also beg permission, while stating the several measures which we have carried into effect, to lay before your Lordship the grounds upon which they have been adopted.

On our appointment as Commissioners for the Colonization of South Australia, we directed our attention in the first instance to the conditions specified in the 26th section of the Act, and requiring, as a measure preliminary to the establishment of the Colony, the investment of 35,000*l.* for the purchase of public land in the province. In considering the means of complying with this preliminary condition of the Act, two different and distinct subjects of inquiry presented themselves, namely, the proper price which it might be desirable, upon general principles, to obtain, and the actual price which it might be practicable, under existing circumstances, to realize. To the consideration of these separate questions we applied ourselves with the assiduity and care which their importance demanded. The general principles respecting the disposal of public land in the new Colony at which we arrived, and the manner in which we found it necessary to limit and modify their practical application, we shall endeavour to state and explain.

Price of Land.

As the distinguishing and cardinal principles of the Colony of South Australia are, that all public lands shall be sold, and that the proceeds of their sale shall be employed in conveying labourers to the Colony, it follows that the price which it would be most desirable to obtain for public land is that price which is necessary to secure such a supply of labour as may be sufficient to raise from the land and from other sources the greatest quantity of produce in proportion to the number of hands employed. The price which will secure this supply of labour is the best price; not only best for the Colony, but also for the purchaser, by whom the price is paid. It is evident that the wealth of the Colony must be augmented by that combination of labour which enables any given number of hands to obtain the greatest quantity of produce; and it is equally certain, though perhaps not at first so apparent, that it is the interest of the purchaser to pay for his land the price by which this combination may be secured. But while we had thus a distinct perception of the desirableness of fixing the price of public land sufficiently high to convey to the Colony and to combine upon the soil a supply of labour calculated to cultivate it in the most productive manner, we greatly doubted whether it would be practicable to obtain this price for the wastes of a remote region, in which no settlement had as yet been formed. Still we considered it our duty to attempt realizing a price considerably higher than the minimum of 12*s.* per acre, named in the Act of Parliament. After mature consideration, the price was fixed at 20*s.* per acre, and proposals for effecting the preliminary sales at this price were accordingly issued. To these proposals extensive publicity was given, by agents appointed in every part of the kingdom,

Appendix, No. 1.

to whom a commission of five per cent. was allowed on all sales effected through their agency, such commission being intended to cover all expenses.

It soon became apparent, however, that the price was considered too high by the public, and after the lapse of two months from the commencement of the sales considerably more than a half of the required quantity of land still remained unsold. At this time a number of gentlemen proposed to form the South Australian Company, with a large capital, to be employed in the improvement of the Colony. These gentlemen proposed at once to purchase the remaining lots of land, provided we would consent to reduce the price to 12s. per acre; and having satisfied ourselves, after some further attempts, that there was no probability of speedily completing the sales at the higher price, and being anxious to secure for the Colony the important advantages which must result from the formation of the company, we determined to reduce the price to 12s. per acre, extending the reduction to the previous purchasers, by increasing their lots of land proportionably. We therefore issued the "Modified Regulations," which are given in the Appendix.

Appendix, No. 2.

At the price of 12s. per acre we have sold orders for 437 lots of land, consisting each of a country section of 134 acres, and of a town section of one acre.

Appendix, No. 3.

At the same price of 12s. per acre, we have also sold orders for 20 country lots, consisting of 80 acres each, over and above what is necessary to complete the 35,000 $\frac{1}{2}$ required by the Act.

Appendix, No. 4.

The regulations under which we have effected the preliminary sales, and also those according to which we propose to conduct the future sales of the colonial land placed at our disposal, are subjoined in the Appendix. It will be seen by these regulations, which we have adopted after long and careful consideration, that the price of public land in the Colony is now raised from 12s. to 20s. per acre, and that, should this price be found insufficient to secure an adequate supply of funds, the Colonial Commissioner is empowered, at any time during the first 12 months from the landing of the Governor, to raise the price from 1 $\frac{1}{2}$ to any price not exceeding 2 $\frac{1}{2}$ per acre. The considerations which have induced us to delegate to our representative in the Colony a discretionary power so large and so important we beg permission to explain.

It is essential to the prosperity of a new Colony in which there are neither slaves nor convicts that there should be a constant supply of free labourers willing to be employed for wages. No productive industry worthy of the name can be undertaken, unless several hands can be put upon the same work at the same time; and if there be not, in a Colony in which the compulsory services of slaves or convicts cannot be obtained, a constant supply of labour for hire, no extensive farm can be cultivated, no large and continuous work can be carried on, and the capital imported must perish for want of hands to render it reproductive. Now, in order to secure that constant supply of free labour for hire, which is essential to the prosperity of a Colony in which compulsory labour cannot be obtained, two things are necessary: it is necessary that the requisite number of labourers should be conveyed to the Colony, and it is necessary, when so conveyed, they should continue as hired labourers until the arrival of other emigrants to supply their places in the labour market. Hence, in determining the proper price of public land in the new Colony, two points have to be considered; first, the price necessary to convey to the Colony the number of labourers required to cultivate the land in the most profitable manner; and second, the price necessary to prevent the labourers so conveyed from acquiring property in land before they have worked for wages for a sufficient period.

In order to accomplish the latter object, it is not improbable that, at an early period after the arrival of the Governor, it may be desirable to raise the price of public land above 1 $\frac{1}{2}$ per acre. For should public land continue to be obtainable at this price, and should wages be such as to enable industrious mechanics to realize a moderate sum in a few months, there would be considerable danger lest the habit which prevails in old countries, of associating the idea of wealth and station with property in land, might induce them to purchase small freeholds, and to cease to work for wages, in order to become isolated cultivators on their own account. This result would be alike disastrous to the capitalist and to the labourer; as the supply of labour for hire being thus diminished, improvements requiring the co-operation of many hands would be suspended, and capital would waste and perish for want of means to use it; and the labouring population becoming separated upon small patches of land, each family would be obliged to perform

perform every species of work for themselves, and the absence of all division of employment and combination of labour would so reduce the efficacy of their industry, that, instead of advancing in wealth and civilization, they would fall back to a semi-barbarous state. To avert this evil it would be desirable to fix the price of land sufficiently high to prevent the labourers conveyed to the Colony by the emigration fund from becoming proprietors and cultivators on their own account until after they have worked for hire for a considerable time. It would be desirable, not only on account of the capitalist, but also on account of the labourer, that, in the event contemplated, the price of land should be so raised; for the co-operation secured by the advanced price of land would increase the power of production, and increased production would advance the wages of the labourers, as well as the profits of the employer. Nor is this the only compensation which the labourer will receive for having the period of his becoming an independent proprietor delayed. By working for a few years for hire before he purchases a farm, he will be in a situation decidedly preferable to that which he could arrive at by purchasing a farm and ceasing to work for hire before other labour for hire could be brought into the market to supply his place. In the latter case, without co-operation and remote from markets, he would be the solitary, and therefore half-savage, occupant of a portion of almost valueless wilderness. In the former case he would be a proprietor, in the European sense of the term, cultivating his own estate, with the aid of hired labour—a capitalist realizing high profits, and a social resident in a peopled land.

Though in effecting the preliminary sales of colonial land, before the establishment of the Colony, the price which it would have been desirable to obtain proved unattainable, yet we have a confident anticipation that, at a very early period after the arrival of the Governor, no difficulty will be experienced in realizing the price which it may be desirable to demand.

In creating this conviction several circumstances concur. In the adjoining colonies well-situated land bears a considerable price, and in Van Diemen's Land well-situated pasturage is already becoming scarce, while in New South Wales the multiplying flocks create a demand for pasturage some hundred miles in the interior, on the banks of the Yass, the Tumat, and the Murrumbidgee, in the direction of the New Province. Under such circumstances, it can scarcely be doubted that an active competition will immediately arise for the lands situated in the vicinity of the ports of South Australia, and that it will therefore be found practicable to obtain for the public land of South Australia any price it may be desirable to demand, in order to secure that constant supply of labour for hire which creates the greatest quantity of produce in proportion to the hands employed, and which it is the interest of the labourer, no less than of the capitalist, to have maintained. On these grounds, too, we venture to hope that your Lordship will approve of our having authorized the Colonial Commissioner to advance the price of public land, should the labourers conveyed to the Colony by the emigration fund begin to cultivate small farms on their own account before the arrival of other labourers to work for hire in their stead.

Loans.

The required investment of 35,000*l.* for the purchase of land having been thus secured, we directed our attention without loss of time to the means of providing for the expenses of founding the Colony, and of conducting its government, until its own revenue prove sufficient.

By the 18th section of the Act we are authorized to raise a loan to the extent of 200,000*l.* for this purpose, at an interest not exceeding 10 per cent. per annum, the sums of money so borrowed to be a charge on the ordinary revenue, or produce of all rates, duties and taxes levied in the Colony, and the 20th section renders the whole of the unsold lands a collateral security.

The 24th section of the Act requires us to invest 20,000 *l.* of this loan in Government securities, as a guarantee against the Colony becoming a charge on the mother country. It was therefore necessary to raise a considerable loan in the first instance; and as the 26th section renders this investment, together with that of the 35,000*l.* previously effected, a condition precedent to the exercise of any of the general powers and authorities under the Act, it was important to the interest of the numerous parties who had purchased land, and made their arrange-

ments for leaving this country, that the loan should be raised with as little delay as possible.

We therefore requested those gentlemen among our number who are most conversant with money transactions to form a committee, and, in conjunction with our treasurer and solicitor, to prepare proposals for raising the loan, which were submitted to the Board and adopted.

Appendix, No. 5. A copy of these proposals is given in the Appendix.

The sum proposed to be raised was made to exceed our immediate wants, partly with a view to the security of the Colony, and partly in the expectation that many capitalists would tender for such a loan as 80,000*l.*, who would pay no attention to one of comparatively small amount. While, at the same time as it was proposed to receive the loan by instalments, as they might be required, the Colony would be secured against loss from any part of its capital remaining idle. The competition was thrown on the rate of interest, as the most effectual means of reducing the charge.

These proposals were advertised in seven of the London papers, and were addressed as a circular to all the bankers and insurance offices in London, to many in the country, and to the principal merchants, attornies, stockbrokers and others, accustomed to loan transactions. Notwithstanding, however, the great publicity thus given to the proposals, it was found, when the tenders (six in number) were opened, that owing, we feel assured, to the want of acquaintance with the principles on which the Colony is to be founded, and consequent inability to judge of the security offered, the whole amount tendered was only 13,000*l.*; and it afterwards appeared that even some of the tenders included in this amount were not *bonâ fide*. No part of the loan was offered at a lower rate of interest than 10 per cent., and nearly all that was *bonâ fide* was tendered on the condition that it should not be paid off, or the interest reduced, before the expiration of several years. Indeed it was manifest, that unless we engaged for a term of years not to avail ourselves of the power given by the 19th section of the Act, to pay off any existing loan when an opportunity should occur of raising another at a lower rate of interest, it would be quite impossible to obtain the proposed loan on any terms, as it must be hopeless to expect any capitalist to enter into a compact which should expose him to every risk of loss, and at the same time withhold every chance of gain.

Adopting this view of the subject, we considered it necessary to engage that the interest on such sums as might be advanced should not be reduced for a term of years, and having failed in obtaining the required loan by the ordinary means of public tender, and being well aware that a knowledge of the principles of colonization about to be adopted was necessary to enable any one to appreciate the security offered, we made an appeal to our brother commissioner, Mr. Wright, who was requested, by a minute of the 23d October, to undertake the formation of a list. It was at the same time determined that the loan should be nominally for 100,000*l.*, at six per cent., the bonds to be issued at 80*l.* for 100*l.*, and not to be paid off in less than 20 years. These terms, though decidedly more advantageous for the Colony, would, we were assured, be more acceptable to the public than those previously contemplated.

On these terms it soon appeared there would be no difficulty in raising the whole amount required, but doubts having arisen as to whether the Act of Parliament authorized such a form of procedure, a case was submitted to the Solicitor-general, who expressed a decided opinion in the negative.

It became necessary, therefore, to revert to the terms first proposed; and as the former attempt had shown that the highest rate of interest we were authorized to give was insufficient to induce the public to come forward, we again applied to Mr. Wright to negotiate the loan on the best practicable terms for the Colony; and, at the same time, the amount was reduced from 80,000*l.* to 30,000*l.*

Similar applications were also made to the South Australian Company, and to several eminent bankers, stockbrokers and other capitalists, who had evinced an interest in the undertaking; but, after considerable delay and much private exertion, proposals were obtained from two parties only, viz. the South Australian Company and Mr. Wright; and as the proposals of the Company contained a condition, authorizing the Company to require repayment of the loan in land on terms which the Act of Parliament precluded our complying with, the only
alternative

alternative left was either to accept the terms proposed by Mr. Wright, though in some respects objectionable, or to delay indefinitely the establishment of the Colony.

Against the latter course there were insuperable objections. A considerable number of intending emigrants, who, in order to enable themselves to purchase land, had withdrawn their capital from other occupations, were fully prepared to embark for the Colony, and exceedingly anxious and urgent to depart, in order that they might avoid the harassing suspense, waste of time and destruction of capital necessarily resulting from continued delay; and estimating, in addition to such sacrifice of capital, the loss of interest on the money invested for the purchase of land, and the unavoidable expenses of the Commission, it appeared to us that, even with reference to pecuniary considerations alone, we should not be justified in subjecting the colonists to the certain and immediate loss arising from delay, for the sake of an uncertain and remote advantage. Having carefully considered all these points, and bearing in mind that the proposed interest, however large, did not exceed the limits prescribed by the Act of Parliament, we considered it to be our duty to close with Mr. Wright's offer, which, after one or two modifications favourable to the Colony, was finally accepted, in the following terms:

" Sir, South Australian Colonial Office, 12 Nov. 1835.

" I am instructed to acknowledge the receipt of your communication of yesterday, offering to advance 30,000*l.* to the Colonization Commissioners for South Australia on the following terms:

" £. 20,000 to be paid down on the 18th instant, and the remaining 10,000*l.* on the 15th December next.

" The loan not to be paid off in less than 10 years from the date of advance, and to bear interest at 10 per cent. per annum, payable half yearly in London.

" The option to be given you, for three months from yesterday, of raising a further loan of 50,000*l.*, at 10 per cent. per annum, such loan not to be paid off before the 31st December 1845; 10 per cent. on such loan to be paid down by you on signing the contract, and the remainder as required by the Commissioners.

" A commission to be paid you of two per cent. on 25,000*l.* (part of the 30,000*l.*), and one per cent. on the 50,000*l.*, if you should raise the same.

" And I am further instructed to inform you, that your offer was submitted to a Board of Commissioners, held yesterday, and was by them accepted and agreed to, the proposed loan being part of the 200,000*l.* which the Commissioners are authorized to raise by 4 & 5 Will. IV, c. 95.

" I have, &c.

" To John Wright, Esq."

(signed) Rowland Hill."

His Majesty's Government having nominated the following gentlemen as trustees for the receipt of the guarantee fund, viz. William Sargent, esq., Paymaster of Civil Services, George Lodowick Wilder, esq., First Senior Clerk of the Colonial Department, and George Baillie, esq., Agent-general for the Crown Colonies, the sum of 20,000*l.* was, on the 19th November, invested in their names in the Three per cent. Consols.

Having become the contractor of the loan, Mr. Wright considered it his duty to resign his seat at our Board; and subsequently to such resignation having been communicated to us by your Lordship, the terms of the loan were again brought under consideration and confirmed.

At the same time we passed a vote of thanks to Mr. Wright, feeling that the Colony was much indebted to him for the exertions he had made with reference to the loan.

Mr. Wright has availed himself of the option afforded by his contract of tendering a further loan of 50,000*l.*; but as he is willing to accept terms very much more favourable to the Colony than those on which the first loan was made, provided we can obtain authority to proceed on the principle of annuities as adopted in effecting loans for the purposes of Government, and as the expediency of applying for an amended Act is now under consideration, the decision on Mr. Wright's tender is for the present deferred.

Treatment of the Aborigines.

In proceeding to colonize the extensive region of South Australia, the condition of the native tribes, and the proper course to be adopted in dealing with them, came necessarily under our consideration; and our attention was fixed still more forcibly upon those important subjects by Sir George Grey's letter of the 17th July 1835, in which he communicated the Address of the House of Commons to His Majesty, praying "that measures be taken to secure to the natives of the several Colonies the due observance of justice, and the preservation of their rights;" and conveyed your Lordship's intimation, "that this subject cannot but be regarded as of the first importance in the formation of the new settlement of South Australia."

In considering the subject to which your Lordship thus directed our attention, it appeared that, in dealing with the Aborigines, the following objects should be aimed at: to guard them against personal outrage and violence; to protect them in the undisturbed enjoyment of their proprietary right to the soil, wherever such right may be found to exist; to make it an invariable and cardinal condition in all bargains and treaties made with the natives for the cession of lands possessed by them, in occupation or enjoyment, that permanent subsistence shall be supplied to them from some other source; and, in the language of the Address of the House of Commons to His Majesty, "to promote amongst them the spread of civilization, and the peaceful and voluntary reception of the Christian religion."

On each of these points we beg to state the views which we entertain, and the measures which we propose.

I. It is a melancholy fact, which admits of no disguise, and which cannot be too deeply deplored, that the native tribes of Australia have hitherto been exposed to injustice and cruelty in their intercourse with Europeans. Squatters, runaway convicts and deserters from the vessels employed in the fisheries, have long infested the coasts of New Holland, and have dealt with the Aborigines as if they regarded them not as members of the human family, but as inferior animals created for their use. These outrages cannot be repressed where no legal authority exists; and it is only in the neighbourhood of the British settlements that the protection of the British law can be extended to the native tribes. The colonization of South Australia by industrious and virtuous settlers, so far from being an invasion of the rights of the Aborigines, is a necessary preliminary to the displacement of the lawless squatters, the abandoned sailors, the runaway convicts, the pirates, the worse than savages, that now infest the coasts and islands along that extensive portion of New Holland, and perpetrate against the defenceless natives crimes at which humanity revolts.

II. While the colonization of South Australia will thus afford the means of protecting the "Aborigines" from personal violence, the locations of the colonists will be conducted on the principle of securing to the natives their proprietary right to the soil, wherever such right may be found to exist. The instructions to the Colonial Commissioner, a copy of which will be shortly submitted to your Lordship, have been framed with a view to the attainment of this object. Of the colonial lands placed by the Act of Parliament at the disposal of the Commissioners, no portion which the natives may possess in occupation or enjoyment will be offered for sale until previously ceded by the natives to the Colonial Commissioner. The Colonial Commissioner is required to furnish the Protector of the Aborigines appointed by your Lordship with evidence of the faithful fulfilment of the bargains or treaties which he may effect with the Aborigines for the cession of lands which they may have occupied or enjoyed; and it will be the duty of the Protector of the Aborigines not only to see that such bargains or treaties are faithfully executed, but also to call upon the Executive Government of the Colony to protect the Aborigines in the undisturbed enjoyment of the lands over which they may possess proprietary rights, and of which they are not disposed to make a voluntary transfer.

III. We propose that the cessions of territory over which the Aborigines may have any proprietary right shall not only be perfectly voluntary upon their part, but shall be considered as involving a stipulation that the Aborigines by whom the ceded lands may have been occupied or enjoyed shall be permanently supplied with subsistence, and with moral and religious instruction. This condition in favour of the Aborigines may be carried into effect in such a way as to be beneficial rather than burthensome to the settlers who may acquire possession of the

the ceded lands. It is believed that by adopting the two following arrangements the natives may be subsisted and instructed, while the prosperity of the Colony is accelerated:

1st. It is proposed, that wherever colonial settlements are formed in districts frequented by the natives, asylums for the Aborigines shall be established. These asylums shall consist of weather-proof sheds, in which the natives may at all times obtain gratuitously shelter and lodging superior to those found in their rudely constructed huts, and may receive, not gratuitously, but in exchange for an equivalent in the form of labour, food and clothing superior to their ordinary means of subsistence. By this arrangement the Aborigines will be secured against the destitution and want to which they are now so frequently exposed; they will be reconciled to labour for the sake of its reward; the value of the moderate quantity of work they will be required to perform will exceed the value of the rations and clothing they will receive; and thus the asylums for the Aborigines, while they are a source of revenue rather than of expense, will accelerate the prosperity of the Colony, by training the Aborigines to habits of useful industry, and by bringing a supply of native labour to aid the efforts of the settlers.

2d. The Commissioners have it under consideration to propose the creation of a permanent fund for the instruction of the Aborigines, by some such regulation as the following: it is proposed that such lands as may be ceded by the natives to the Colonization Commissioners shall be sold under the condition, that for every 80 acres conveyed the party to whom the conveyance is made shall pay for four-fifths, or 64 acres only; the conveyance to be made subject to a stipulation, that at the expiration of a term of years, hereafter to be decided, the lands so conveyed shall be divided into five equal parts; one of these parts, or 16 acres, to be resumed as a reserve for the use of the Aborigines, and the remaining four parts, or 64 acres, to remain with the proprietor as his freehold. The mode of determining which of the five equal parts shall be reserved for the Aborigines shall be as follows: the proprietor in possession shall be allowed the first choice of two of the five parts, and then the Protector of the Aborigines shall have the right to select the reserve out of the remaining three parts.

The effect of this arrangement will be beneficial to both parties. The proprietor, for every 64 acres which he may pay for, will obtain the gratuitous use of 16 acres for a term of years sufficiently long to yield him an ample remuneration for clearing and enclosing. The buildings and other extensive improvements will of course be confined to those parts of the land which he intends to hold in absolute possession, while his ordinary improvements will be extended pretty equally over the remaining lands from which the reserve is liable to be selected; because if he rendered any portion of them more valuable than the rest, that portion would probably be selected as the reserve; while if he permitted any portion of them to lie waste or to become exhausted, that portion would probably be left upon his hands. Thus the uncertainty as to the part which he would ultimately be called upon to resign, would render it his interest to effect nearly equal improvements upon all the lands on which he did not intend to exercise his right of first choice. Under these arrangements the reserves for the Aborigines, instead of lying as intermediate wastes impeding communication and obstructing improvement, will be enclosed and cultivated in common with the purchased lands with which, in the first instance, they will be united. During the prescribed term of years their increasing annual value will constitute a gratuity or bonus to the purchasers of the adjoining territory; and after the expiration of this period they will constitute a permanent fund for the endowment of schools and establishments for the benefit of the Aborigines.

Thus conducted, the colonization of Southern Australia will be an advent of mercy to the native tribes. They are now exposed to every species of outrage, and treated like cattle of the field; they will in future be placed under the protection of British laws, and invested with the rights of British subjects. They are now standing on the verge of famine; they will obtain a constant and an ample supply of subsistence. They are not attached to the soil as cultivators; they do not occupy the natural pastures, even as wandering shepherds; they are without the implements of the chase which belong to hunting tribes; and with respect to industry and the possession of property, they do not appear to manifest the instinctive apprehensions of some of the inferior animals. They will now be lifted up from this degradation; they will be gradually reconciled to

labour for the sake of its certain reward; they will be instructed in the several branches of useful industry, and they will possess in their reserves property increasing in value as the Colony expands. Colonization thus extended to South Australia, though it should do nothing for the colonists, and nothing for the mother country, would yet deserve, in its influence upon the Aborigines, Lord Bacon's character of "a blessed work."

Emigration.

The sixth section of the Act directs that the emigration fund (derived from the sales of land and rent of pasturage) shall be expended in giving a free passage to the Colony from Great Britain and Ireland to poor persons, "provided that they shall, as far as possible, be adult persons of the two sexes, in equal proportions, and not exceeding the age of 30 years."

Appendix, No. 4.

In framing the "Regulations for the selection of Emigrant Labourers," inserted in the Appendix, we have endeavoured to give effect to the obvious intention of the Legislature; viz. that the emigration fund should be expended in such a manner as to produce in the Colony the greatest permanent amount of available labour; with this view, although we have as far as possible confined the expenditure to young adult persons of the two sexes, we have not refused to contribute something towards the expense of conveying children (except the very young), making the amount of assistance increase as they advance towards adult age.

In adopting the scale of assistance, we have been careful to keep in view this principle: that allowing even compound interest on the amount of assistance afforded, and taking into account also the ordinary chance of mortality, any number of children shall, on arrival at adult age, have cost the emigration fund less than if the period of their removal had been delayed until such time.

We have been induced to consider such an arrangement judicious, partly from the consideration that the parents of a numerous family were less likely than others to give way to any temptations which may offer to remove from the Colony. Considering the scarcity of free labour in the neighbouring Colonies, the probability of such temptations being offered is too obvious to escape attention, and we are desirous that they should be counteracted by strengthening every motive likely to attach the emigrant to his adopted country. All restrictive measures we have rejected as useless and mischievous. We wish to attach the emigrant to the Colony, by making him a member of a virtuous and enlightened society, by placing him under the benign influence of free institutions, by securing for him a just reward for his industry, and by holding out to his view a fair prospect of advancement in life. But while we wish the emigrant to feel himself a perfectly free agent, and to remain in the Colony only because it is his interest so to do, we wish by all fair means to discourage a restless, roving disposition, which we conceive will be most effectually accomplished in the manner here indicated.

In the commencement of our undertaking, we have thought it prudent to deviate in a considerable degree from that instruction of the Act which directs that among the emigrants the two sexes should be as nearly as possibly equally numerous. The surveying party, for instance, necessarily consisted almost entirely of men; and as the other early emigrants will meet with unavoidable difficulties to which those who follow will not be exposed, in selecting them we have included but a small number of females. As soon, however, as circumstances will justify, it is our intention to remedy this temporary evil, and thereafter carefully to observe what, in our opinion, is a most important principle of colonization.

As yet we have no experience by which to regulate the supply of labour to the Colony. And as it would be highly imprudent to send more labourers to the Colony than we feel morally certain would find employment, it is our intention for the present to limit the expenditure of the emigration fund to such as are hired by some capitalist, except under very peculiar circumstances.

It may be necessary to explain how it has happened that any emigration whatever should have been allowed previous to the departure of the Governor. The emigrants who have hitherto sailed consist of two classes only, the surveying party and the South Australian Company's servants; the former preceded the Governor, for reasons which have already received your Lordship's sanction; the latter

latter were despatched early in order that they might be in time for the whaling season ; and for their safety and comfort ample provision has been made by the directors.

The following Statement shows the extent of emigration to the present time :

DATE of Departure.	From what Port.	NAME of VESSEL.	Ton- nage.	By whom Despatched.	By whom Commanded.	EMIGRANTS of the Labouring Class.				Children, the charge for whose Passage has been defrayed partly by Emigration Fund, partly by other means.		Children, the charge for whose Passage has been defrayed entirely by other means.		Persons of a Superior Class, whose Passage is not defrayed by the Emigration Fund.		Total of the whole.
						Adults conveyed by the Emigration Fund.	Adults ineligible for conveyance by the Emigration Fund, the charge for whose passage has been defrayed by other means.	M.	F.	M.	F.	M.	F.	M.	F.	
1836;						M.	F.	M.	F.	M.	F.	M.	F.	M.	F.	
22 Feb. -	London -	John Pirie	105	S. A. Co.	G. Martin	17	4	2	—	1	1	1	2	—	—	28
24 — -	Ditto -	{ Duke of York - }	190	Ditto	R. C. Morgan	25	—	4	—	—	—	—	—	5	4	38
20 March	Ditto -	Cygnet -	239	{ Commis- sioners. }	John Rolls	38	14	—	—	9	8	—	—	11	4	84
30 — -	Liverpool	{ Lady Mary Pelham - }	206	S. A. Co.	Robt. Ross	22	1	4	—	—	—	—	—	1	1	29
21 April -	London -	Emma -	164	Ditto	J. Nelson	12	3	—	—	—	1	1	2	2	1	22
1 May -	Ditto -	Rapid -	162	{ Commis- sioners. }	Wm. Light	16	1	—	—	—	—	—	—	7	—	24
						130	23	10	—	10	10	2	4	26	10	225

				Males.	Females.	Total.
Labouring Class	-	-	-	152	37	189
Superior Class	-	-	-	26	10	36
Total	-	-	-	178	47	225

Active preparations are now making for the departure of at least three other vessels: H. M. ship “ Buffalo,” which at our request has been appointed by his Majesty’s Government to carry out the Governor (who takes the command) and other colonial officers, with about 160 emigrants of the labouring class and a party of marines; the “ Africaine,” 316 tons, and the “ Tam O’Shanter,” 500 tons. The last two vessels will be laden chiefly with buildings in frame, completely prepared for immediate erection, and building materials; and they will also carry out several emigrants of a superior class, and probably from 50 to 100 of the labouring class.

The emigrants who have already proceeded to the Colony have taken with them a considerable supply of provisions, clothing and other stores; and a similar supply will be provided for those who follow. These supplies have been placed under the charge of the store-keeper, who has been instructed to sell them to the colonists at prices sufficient to cover all expenses and risk. When the Colony is established, such a provision on our part will of course be unnecessary; but in the first instance it would, we conceive, be highly imprudent to depend altogether on the ordinary sources of supply.

As the provisions and other stores are intended for the security of the poorer class of emigrants, we have directed the temporary advance required for their purchase to be made out of the emigration fund.

A further security to the surveying party has been kindly afforded by your Lordship, by placing in the hands of the chief officer in each ship despatches to the Lieutenant-governor of Van Diemen’s Land, directing him to give aid in case of need.

Appendix, No. 6.

The Survey.

The preliminary conditions of the Act of Parliament having been fulfilled, and the mode of dealing with the Aborigines considered, and the regulations for conducting the emigration determined upon, we proceeded with as little delay as possible to make the necessary arrangements for establishing the Colony. The Governor was gazetted on the 4th February, and our first vessel (the "Cygnet") sailed from the port of London on the 20th March. The "Cygnet," of 239 tons, and the "Rapid," of 162 tons, which followed the "Cygnet" (both fast-sailing vessels intended for effecting the surveys of the coast), may be considered as forming the first expedition. It conveys the surveying staff to the Colony, and it is placed under the command of Colonel Light, the Surveyor-general. The second expedition will consist of His Majesty's ship "Buffalo," commanded by the Governor, and two other vessels. It will carry out the officers of the Colony, with a considerable body of settlers; and as we propose, it will sail so as not to arrive in the Colony until two months after the arrival of the first expedition. We have adopted this arrangement upon the following grounds:

The coasts and harbours of South Australia have been so imperfectly explored, that it is impossible, with the information which we at present possess, to determine the most eligible site for the capital of the province. We know that Nepean Bay affords good and commodious anchorage for ships of burthen; that Port Lincoln is one of the finest harbours in the world; and that in either of these situations the first settlement might be formed, and the seat of government established. But for anything which we at present know to the contrary, there may be on the long and deeply-indented coast situations more eligible than either Nepean Bay or Port Lincoln; and it is of the utmost importance that the first settlement should be formed, not merely in a good situation, but in the best situation; and we therefore determined upon sending out a surveying expedition for the purpose of completing the examination of the coast of South Australia, and planting the first settlement in the situation combining the greatest number of advantages with respect to security, soil, supply of water, and facilities for external and interior communication.

The expediency of commencing with a survey of the coast suggested the propriety of delaying the departure of the main body of emigrants. Had any considerable number of settlers sailed with the surveying expedition, they must, upon arriving in the Colony, have remained on board unemployed, impatient and dissatisfied, and losing their time, their capital, and perhaps their health, while the survey was in progress. By sailing after the surveying expedition, and arriving in the Colony about the time at which the examination of the coast may be completed and the site of the principal settlement selected, the main body of emigrants will find preparations made for their reception, and may enter at once upon their respective locations and commence their operations. This arrangement, it is hoped, will mitigate any difficulties and privations of the early colonists, and give them the encouraging stimulus of a good beginning.

Appendices, Nos. 7
& 8.

The number and description of the persons proceeding to the Colony in the surveying vessels will be found in the Appendix. The whole have been supplied with 12 months' provisions; a surgeon has been appointed to each vessel, with a proper supply of medical stores; the officers of survey are provided with every necessary instrument; the means of defence have been furnished; and the whole of the equipments have been conducted with a view to the efficiency of the surveying expedition, and to the health and comfort of the persons employed upon this important service.

Appendices, Nos. 9,
10 & 11.

The instructions furnished to the officers in command of the surveying expedition are given in the Appendix. They have been framed after long consideration, and with an anxious sense of the important consequences involved and of the serious responsibility incurred. An injudicious selection of the site of the first settlement would probably retard the prosperity of the Colony for years, and would seriously disappoint the hopes of the first purchasers of land under the preliminary sales which the Act of Parliament required us to effect. The purchasers advanced their 35,000*l.* under the expectation that the first settlement, and the site of the first town, would be selected in a situation so eligible as to render removal inexpedient; and under these circumstances we felt that we were called upon, not only in the discharge of our public duty, but in the faithful

fulfilment

fulfilment of our contracts with individuals, to employ the means which to us appeared best calculated for attaining the all-important object of a judicious selection. We found that the original promoters of the Colony intended to place the responsibility of the selection with the chief surveyor, and we adopted their proposed arrangement.

Though in throwing upon the principal surveyor the undivided responsibility of determining the locality of the first settlement, and the site of the first town, we have copied the instructions partly prepared before the withdrawal of the commissioners named by Mr. Spring Rice, yet our respect for the opinions of those able and influential supporters of the Colony has not led us into an implicit adoption of their plans, or deterred us from fully and carefully examining for ourselves, whether, under the change of circumstances, a different arrangement might not increase the probability of a desirable result. We have seen no sufficient reason for departing from the course first proposed, but on the contrary, have perceived, in the altered circumstances which have since arisen, additional grounds for leaving with the chief surveyor the undivided responsibility of the first selection. By the former arrangement, the Governor and the chief surveyor were both to accompany the first expedition; by the present arrangement, the chief surveyor commands the first expedition; and it is proposed that the Governor with the second expedition shall not sail until two months after the first, in order that the survey may be executed before he arrives in the Colony.

The selection of the first settlement was considered, in the former case, as the proper province of the chief surveyor; and it becomes, as we conceive, his necessary province in the present case. Were the selection left to the Governor and Council, one of two evils would be the necessary result.

If the Governor, on his arrival, were to inspect the several sites upon the coast, and to select the most eligible from his own personal knowledge, the body of emigrants proceeding with the second expedition, instead of receiving their allotments on arriving in the Colony, would have to wait while the second inspection of the coast was in progress, and would be exposed to all the inconvenience and evils which it is the object of the first expedition to prevent. On the other hand, were the Governor, without waiting to make a second inspection of the coast, to select the first settlement, not from his own personal knowledge, but from the hearsay knowledge conveyed to him by the report of the chief surveyor, then would the decision be made upon second-hand information, and under divided responsibility. Should the situation chosen for the first settlement not be the most eligible one, the Governor might throw the blame upon the surveyor for not furnishing a full and accurate report; and the surveyor might cast back the blame upon the Governor for not bringing to the facts reported a comprehensive and discriminating judgment. For these reasons we have left the selection where we found it, with the chief surveyor, combining scientific acquirements with extensive experience, as well on nautical as on military affairs. Colonel Light appears to be peculiarly and pre-eminently qualified for the important office to which he has been appointed; and we should have deemed it expedient to delegate to him exclusively this first and most important of our colonization powers, were it for this reason only, that we present to him stronger and higher motives for bringing all the resources and energies of his mind to the execution of his task, by showing him from the first, that in the selection of the first settlement all the credit of success and all the discredit of failure will belong to him alone.

Difficulties encountered—Obstacles to be removed.

Having thus detailed the progress made in carrying into effect the provisions of the Act for erecting South Australia into a British Province, we beg permission to call your Lordship's attention to the difficulties which have been surmounted, as well as to the obstacles to the successful establishment of the new colony which remain to be removed.

We had to commence our labour with borrowing 20,000*l.* on the security of the revenues of a Colony not yet in existence, and with raising 35,000*l.* by the sale, at not less than 12*s.* per acre, of tracts of wilderness, possessing not actual, but only anticipated value. These operations were in themselves sufficiently difficult, and the difficulty was increased by the want of funds with which to defray preliminary expenses. To induce the public to purchase lands in the projected Colony, or to lend money on the security of its future revenues, it was

necessary to give extensive publicity to the principles upon which it was to be founded, and to the circumstances favourable to success; and in order to make the plan and prospects of the Colony thus known to the public, it was necessary to employ clerks and agents, to print, to advertise, and to carry on an extensive correspondence throughout the country. No provision was made for enabling us to defray the expenses of those preliminary operations; and we could not, with the slender and apparently inadequate means at our disposal, have succeeded in carrying the most difficult and important provisions of the Act of Parliament into effect, had it not been that the inherent excellence of the plan of colonization therein embodied worked out its own success.!

Though the preliminary difficulties opposed to the establishment of the Colony have been happily surmounted, yet there are obstacles in the way of its early prosperity which require to be removed.

Some time must necessarily elapse before the Colony can yield a revenue from taxation sufficient to defray the expenses of the Colonial Government. During this period the Government expenses must be provided for by loans raised on the security of revenue hereafter to be realized, and consequently at a high rate of interest. It is therefore not only expedient, but necessary, to keep down the early expenses of the Colonial Government to the lowest possible scale, and to resort to every practicable expedient in the way of economy.

On these grounds we would beg permission to request that your Lordship may be pleased to take into favourable consideration the expediency of relieving the Colony from the charge of postage in this country, and from the stamp duty upon Colonial bonds. These items of expense, as your Lordship will see by a reference to the financial statements in the Appendix, have already amounted to the considerable sum of 308 *l.* 5*s.*; and we submit that this is an expense which the infant Colony cannot, upon the most strict interpretation of the self-supporting principle, be fairly called upon to incur. The self-supporting principle requires that the colonization of the new province should not trench upon the revenues of the mother country; it does not require that the revenue of the mother country should be increased by payments from the Colony. Now to charge the stamp duty upon bonds which never would have been issued had not loans for the use of the Colony been required, and to charge postage upon a correspondence which but for the erection of the new province never would have taken place, is, in point of fact, to increase the revenue of England out of taxes to be levied on the industry of Australia. When therefore we ask to be relieved from the charges of stamp-duty and of postage, we do not ask that any portion of the revenue of the mother country shall be relinquished for the sake of the new Colony, we only ask, that the revenue of the mother country may not be enhanced by forestalling the future revenue of the infant settlement.

In claiming to be relieved from the charge of postage, we only ask for that which has already been conceded to the committee for conducting female emigration to the Colonies of New South Wales and Van Diemen's Land. If these flourishing Colonies, for the establishment of which the mother country has advanced enormous sums, have been granted relief from the charge of postage, it cannot be denied that the self-founded and self-supporting Colony of South Australia must have at least as strong a claim to a similar exception.

Keeping up the guarantee fund of 20,000 *l.*, which the 24th section of the Act of Parliament requires shall be vested in trustees, operates as an injurious burden to the Colony, without affording any real security to the Government at home; on the contrary, the maintenance of this guarantee fund must operate to create the very danger against which it is intended to provide. Should the revenue of the new Colony be found insufficient to meet the amount of the colonial expenditure authorized by the Treasury, and by the Secretary of State for the Colonies, the Government at home will be under the necessity of supplying the deficiency from the public purse. Now, locking up as a guarantee fund 20,000 *l.*, borrowed at 10 per cent., and yielding in the funds little more than three per cent., throws upon the infant settlement a useless charge of nearly 1,400 *l.* per annum; renders the Colony less able than it otherwise would be to defray the expenses of internal government; and thus contributes to create that deficiency in the colonial revenue, against the occurrence of which the guarantee fund was intended to provide. It appears obvious that keeping up this fund, while it presses heavily on the resources of the Colony, operates not to diminish, but to increase, the risk of a demand upon the public purse; and we therefore

venture

venture to press upon the consideration of your Lordship the expediency of authorizing the guarantee fund of 20,000 *l.*, which we have lodged in the hands of trustees according to the 24th section of the Act of Parliament, to be withdrawn for the purpose of being employed in defraying the expenses of the Colony.

We would beg permission to request your Lordship's favourable consideration of one other suggestion. The fundamental and cardinal principle of the self-established and self-supporting Colony of South Australia is, that the waste and unoccupied land shall be sold at a price sufficient to carry out the requisite supply of labour for its cultivation.

Now this principle cannot be carried into full practical effect unless uniformly applied throughout a very extensive district. Were the price of land in any district raised sufficiently high to take out the proper supply of labour, while in some adjacent district land should continue to be sold at a lower price, or to be granted gratuitously, those who obtained their land at the lower price, or for nothing, would be in a condition to offer higher wages to the emigrant labourers than those who had expended a portion of their capital in contributing to the emigration fund, by paying the higher price for the land. The emigrant labourer would be attracted by the higher price of labour and the lower price of land, and thus the capitalists who had contributed to the emigration fund would be deprived of the supply of labour for which they had paid, and the cardinal principle of the Colony rendered inoperative.

To this very serious danger the province of South Australia will be exposed, should the extensive district stretching from Portland Bay to the eastern coast of New Holland be either appropriated to settlers at the low price of 5*s.* per acre or left to the occupancy of squatters. Already extensive tracts of pasture have been seized, and unauthorized settlements have been formed in the neighbourhood of Portland Bay and Port Philip; and it is greatly to be feared that if a timely check be not put to the progress of this extra-legal colonization, the colonists of the province of South Australia will be deprived of that sufficient supply of labour for hire, for the sake of securing which they have paid in the price required for the land they have respectively purchased.

The prosperity of the new colony must depend upon the uniformity of the system which has been adopted for the disposal of waste land, and upon the general conviction that the working of this system will be uninterrupted and permanent. But should any other system be allowed to prevail in the neighbourhood of the province in which this system is to be acted on, there will no longer be a uniform system; and if the waste lands in adjoining districts should be left liable to be improvidently disposed of, then there cannot be a general conviction that the working of this system will be uninterrupted and permanent, but on the contrary, an interruption of its efficient working will appear by no means improbable.

Several modes of averting the danger now pointed out might be suggested. That portion of New Holland which lies east of the province of South Australia, and south of the settled districts of the Colony of New South Wales, might be attached to the province of South Australia; it might be erected into a separate government, and made subject to the same regulations as to the disposal of waste land which have been adopted in South Australia, or, without being either attached to South Australia or erected into a separate government, it might be placed with respect to the disposal of its waste land under regulations similar to those which have been carried into effect in South Australia. We do not venture to obtrude any opinion as to which of these modes of accomplishing the object it would be most expedient to adopt, and confine ourselves to soliciting your Lordship's favourable consideration to the paramount importance, as respects the prosperity of the new Colony, that the cardinal principle upon which it is established should be extended and rendered uniform and permanent throughout all the adjacent districts of New Holland to which British settlers may resort.

The benefits which the new colony is calculated to confer inspire us with the confident belief that we shall receive the sanction and support of your Lordship in obtaining from His Majesty's Government and from Parliament the aids and facilities which we require for the more effectual performance of the important public service in which we are engaged. Under this impression, we request permission to conclude our Report by submitting to your Lordship the following facts and considerations illustrative of the nature and extent of the advantages

which may be expected to result from the successful application of the principles upon which the province of South Australia is established.

1st. The uniform and permanent adoption throughout Australia of the mode of disposing of waste land which has been adopted in the new Colony would become an important source of revenue. Before the territory of the new Colony was surveyed, and before the site of the first settlement was fixed, we sold orders for 60,595 acres of its waste lands, at the rate of 12s. per acre; and before the reduction in price we had received deposits for the purchase of 33,165 acres, at the rate of 1*l.* per acre, while in addition to the capital possessed by individual settlers, a public company, with a subscribed capital of 200,000 *l.*, has been established for conducting on an extensive scale the various branches of industry adapted to South Australia.

It is obvious that the waste land of a new country must acquire increasing value in proportion to the increase of labour and capital applicable to its improvement. If the land of South Australia, while the country remained a wilderness, and before the introduction of capital and labour, could be sold to the amount of 36,000 *l.*, at the rate before named, all that is known of the progress of new countries authorizes the inference, that additional tracts will be demanded at prices at least equal, when the emigration fund, already realized, shall have taken out a proportionate supply of labour, and when the South Australian Company, with its commanding capital and great credit, shall have commenced operations in the Colony*. Every increase of population will increase the demand for land, and every increase in the demand for land will increase the amount of the emigration fund, and occasion an increase of population. Thus the plan upon which the Colony is established involves a principle of constantly accelerating progression, which at no distant period may be expected to create, from the sale of waste land, a revenue equal to all the purposes of conducting emigration from the United Kingdom.

The province of South Australia contains an area of nearly 300,000 square miles or 192,000,000 acres. Though one-half of this territory should consist of irreclaimable desert, and though, in the progress of improvement, the average price of the remaining lands should not exceed the price which has already been actually realized, yet the value of the public land at the disposal of the Crown, in the province of South Australia alone, would amount to upwards of 50,000,000 *l.* But we venture to hope that the regulations for the disposal of waste land which have been adopted in the province of South Australia will be uniformly and permanently applied to the whole of Australia; and thus, in process of time, provide a fund more than sufficient to defray the charges of the most extensive emigration, the necessity for which can be contemplated.

2d. The effect which would be produced upon the industry and wealth of England by planting in Australia the unemployed labourers of the United Kingdom, is a subject worthy of all consideration. According to the census of 1833, the population of New South Wales was 60,000; and it appears by the official returns that the exports and imports of the Colony in the year ending the 31st December 1834 had reached to the extraordinary amount of 1,579,000 *l.*; the imports from the United Kingdom being 681,800 *l.* But what would be the extent of Australian commerce, and what the amount of imports from the United Kingdom, were the extended plan of colonization which we have sketched carried into effect? Australia possesses a decided superiority over every other country colonized by England, in the power of producing articles for export, and, therefore, in the corresponding power of purchasing articles of import. This fact is established by the published accounts of the exports and imports of the several Colonies. The soil and climate of Australia are so peculiarly adapted to the production of commodities in great demand in foreign countries, and the results of the labour and capital therein employed maintain, in consequence, so high a comparative value in foreign countries, that, in proportion to its population, the Colony of New South Wales has a commerce four times greater than the Canadas, and three times greater than the Cape Colony; while it opens, in proportion to its population, a demand for British merchandize more extensive
by

* The Report of the South Australian Company, just published, evinces an enlightened ardour and activity on the part of the Directors, which, while it cannot be otherwise than beneficial to the Company, must conduce greatly to the prosperity of the Colony.

by threefold than the Cape Colony, and by fourfold than the Canadas and the Mauritius. From the operation of similar causes, Van Diemen's Land, in proportion to her population, has a commerce nearly five times greater than the Cape Colony, and six times greater than the Canadas; while, in proportion to her population, she presents a market for British exports more extensive by five times, and by seven times, than the markets respectively presented by the Cape Colony and by the Canadas and Mauritius. These facts, demonstrative of the superior commercial capabilities of Australia, justify the most sanguine expectations of the extension of trade with our Australian settlements. In the year ending the 5th January 1833, the exports and imports of New South Wales amounted to 1,008,000 *l.*; and in the year ending 31st of December 1834, the exports and imports of this Colony had increased to 1,579,000 *l.* But how much more rapid would be this augmentation, were the population to be increased by a system of emigration sufficiently extensive to afford relief to Ireland, and what would be the results of such an expanding commerce to the British manufacturer, the British merchant, and the British shipowner?

3d. One other consideration may be allowed: while labouring to promote the prosperity of the British dominions, we may be permitted to rejoice in the brightening prospects of the world. If the colonization of South Australia can be so conducted as not only to protect the aboriginal inhabitants in the enjoyment of all their existing rights, but to extend to them the guardianship of legal government, to offer to them the subsistence and comforts of civilized men, to win them to habits of regular industry, and to secure to them reserves of improving value for the endowment of schools, and christian teachers; may not colonization, conducted on these civilizing and christianizing principles, be extended without limit to other savage lands.

Those who have not attentively considered the principles of self-supporting colonization may perhaps be startled at some of the conclusions contained in this Report. They will find, however, upon strict inquiry, that there is no exaggeration in our statements, and no extravagance in our conclusions. Our data are facts, and our inferences correspond with experience. All that we have predicted respecting South Australia has been realized in America. The revenue of the United States, from the sale of waste land, amounted to upwards of 2,000,000 *l.* sterling in the last year, and is estimated at upwards of 4,000,000 *l.* for the current year. If similar causes produce similar effects, the principle of disposing of waste land which has been adopted in the province of South Australia (should the requisite facility be given for its extended and uniform application), cannot fail to realize a fund sufficient for the relief of Ireland, to open an unlimited field for the employment of capital, and the expansion of commerce, and to carry the language, the institutions, the liberty and the religion of England to the remotest corners of the world.

We cannot conclude this Report without expressing our grateful acknowledgements for the kind attention your Lordship has invariably paid to the suggestions we have from time to time submitted for your Lordship's consideration. These acknowledgements are more particularly due for the liberal manner in which your Lordship has adopted every recommendation we have made with reference to the Colonial appointments. In no instance has favouritism been permitted to prevail. The Colony of South Australia will not only be self-founded and self-supporting, but will present an example of relinquished patronage, creditable to a liberal and enlightened Government.

We have, &c.

(signed)

ROBERT TORRENS.
WILLIAM HUTT.
JAMES PENNINGTON.
SAMUEL MILLS.
JOHN GEORGE SHAW LEFEVRE.
JOSIAH ROBERTS.
JACOB MONTEFIORE.
EDWARD BARNARD.
GEORGE PALMER, JUN.

The Right Hon. The Lord Glenelg,
H. M. Principal Secretary of State for the Colonies,
&c. &c. &c.

APPENDIX.

Appendix, No. 1.

REGULATIONS for the DISPOSAL of LAND in the Colony; for the PRELIMINARY SALES of COLONIAL LAND in this Country; and for the EMIGRATION of LABOURERS.

Regulations for the Disposal of Lands in the Colony.

No. 1.
Regulations for the
Disposal of Land,
&c.

1. THE surveys of public land shall, as far as possible, be carried so much in advance of settled districts, that there shall at all times be an extent of land surveyed and open to purchase exceeding the wants of the colonists.

The object of this regulation is to secure to intending purchasers at all times the most complete liberty of appropriation, with respect both to the quantity and the situation of land which they may desire to obtain.

2. Surveyed lands shall be divided, as nearly as may be, into sections of 80 acres each, with the exception of the site of the first town, which shall be divided into acre sections, (see Art. 7); and maps of the surveyed lands, accompanied by the best practicable description of them, shall be constantly exhibited in the land-office.

The object of this regulation is to enable intending purchasers to specify accurately the situation and quantity of land which they may desire to obtain.

3. Except during six months from and after the landing of the governor, one month's public notice shall be given of the time when any portion of public lands will first become open to purchase; during those six months one week's notice shall be sufficient.

The object of this regulation is to provide for equality amongst intending purchasers with respect to the selection of land, so that no one may gain an advantage over any other, by applying for land until all shall have had time to examine the district laid open to purchase. The object of the exception for the first six months is to avoid such difficulties as could not but arise, if, while the surveys had not yet proceeded beyond the wants of intending purchasers, a longer notice than one week were required.

4. On some fixed day of every week, and at some fixed hour, the land-office shall be opened for the purpose of receiving applications for land. All applications must be made by sealed tender, by filling up a printed form, which will be supplied at the land-office.

Each tender must specify, by reference to the map, the section or sections for which the intending purchaser applies. All sections included in the same tender must adjoin each other. All tenders will be opened in public, and those received on the same day will be opened at the same time. Such tenders as do not comprise any section included in any other tender shall be first disposed of. When the same section or sections shall be named in two or more tenders, that tender shall be preferred which comprises the greatest quantity of land. When one or more sections shall be named in two or more tenders, comprising equal quantities of land, then the tender to be preferred shall be decided by lot.

The object of this regulation is to render the mode in which land is disposed of perfectly fair as between all intending purchasers. By means of the tender an intending purchaser will be secured against unfair competition from other persons, who, if the application were verbally made in public, might try to obtain the same land, merely because it was known that the first applicant had taken trouble in the selection.

It is required that all sections included in the same tender shall adjoin each other, in order to prevent as much as possible obstacles arising to the after-purchaser of large unbroken blocks of land.

It is not intended, however, to prevent distinct applications from the same party for sections not adjoining.

In giving the preference to those tenders which comprise the greatest quantity of land, the commissioners only carry into effect a main purpose of the South Australian Act, which is, that there shall be no limit or check to the appropriation of land, but that the greatest quantity applied for shall be immediately sold. If a preference were given to tenders comprising less than the greatest quantity, or if the preference between tenders comprising unequal quantities were decided by lot, it might often happen that less land would be sold than might have been sold; that is, less than had been applied for. Such a result would be contrary to the intention of the law from which the commissioners derive their authority.

5. The sole condition of purchase shall be the payment of money, at the rate of 1*l.* sterling per acre; and nothing, whether above or below the surface of the land, will be reserved by the Crown. Five per cent. on the amount of the purchase-money shall be deposited at the time of making the tender, and the remainder shall be paid within one week of the sale. If the remainder of the purchase-money be not paid within the time specified, the land shall be again open to purchase, and the deposit shall be forfeited.

The object of this regulation is very important. Experience has demonstrated that new colonies, planted in extensive countries, are apt to suffer from a want of hired labourers. In many cases this want has been, not supplied indeed, but partially counteracted by the introduction of slaves or convicts; a far greater evil, in some respects, than the want of labourers for hire.

No. 1.
Regulations for the
Disposal of Land,
&c.

That want, wherever it has occurred, appears to have arisen from the facility with which labouring emigrants could obtain land of their own. Though their passage were paid for them on condition of their working for some time for those who had borne that expense, the instances are rare in which they have not broken their engagements for service. Severe laws for the purpose of enforcing the contracts into which they had eagerly entered have been found wholly ineffectual. By a few months' labour for hire they have obtained a sufficient stock to set up for themselves, and being able to get land for a mere trifle, or for nothing, they could not resist the temptation to become independent. But such independence has generally proved most disastrous to themselves as well as to their former employers. It was an isolated, a solitary independence, which soon ended in the loss of their little stocks; they have then returned to their former masters, asking for employment, but by that time the capital of their masters which had formerly employed them had perished for want of labourers to use it, and at length all classes have been reduced to a state of privation and misery. Such has been the common fate of new colonies. In the present instance it has been determined to put such a price upon public lands as shall ensure the observance of contracts made between emigrating capitalists and labourers; no land being attainable for less than 1 £. per acre, it is presumed that labourers taken out cost-free will work for hire until others shall arrive to take their place. With colonial wages it seems probable that in three years every industrious workman will be able to save wherewith to buy land of his own. By other regulations it will be seen that all the money paid for land is to be expended in conveying labourers to the colony. Supposing that the price of 1 £. per acre should be sufficient to maintain a regular supply of hired labour, the result must be not less beneficial to the labourer than to the capitalist. In extensive colonies, where there are neither slaves nor convicts, and where land may be obtained for a trifle, the emigrant labourer has little or no chance of ever becoming a master; whereas in South Australia, provided always that the price of 1 £. per acre should prove high enough for its object, the emigrant labourer as soon as he has saved some capital will obtain servants of his own, who in their turn again will become landowners and masters. Such a prospect appears infinitely preferable to that of becoming, though in less time, a solitary landowner, without help from any one, or any hope of obtaining wealth or leisure. But the advantages of preserving hired labour constantly, though with a frequent change of persons, are still more obvious, when one considers how this must affect the general prosperity of the colony. With a constant supply of hired labour, but certainly not without, capitalists will be able to pursue those modes of production which require the constant employment of many hands at the same time and in the same place. By means of thus combining the labour of many hands in each work, the produce from picked land will be great in proportion to the capital and labour employed. A produce which is great in proportion to the capital and labour employed in raising it has these remarkable qualities: it is sufficient in quantity to afford both high wages to the labourer and high profits to the capitalist, and it may be sold at a price sufficiently low to bear the expense of distant carriage. Here then are seen the peculiar attractions which it is hoped that South Australia will hold out to all classes of emigrants—high wages to the labourer, a high rate of profits and of interest to the capitalists, and foreign exchange, whereby to obtain, for all the enjoyments of civilized life. But everything depends upon the sufficiency of the price required for public land. Even he whose object is to buy land at the outset of the colony has a strong interest in the sufficiency of that price. If it were so low that the whole industry of the colony should soon be broken up into small fractions, and that the larger capitals originally taken out should perish for want of labourers to use them, then land which had become the property of individuals would possess little or no value, and thus the buyer might lose what little he had paid for land. But if the price be high enough from the beginning to ensure the greatest productiveness of industry, and its results, high wages, high profits and the means of foreign trade, then it seems inevitable that all private land must soon become worth more than has been paid for it, and that it must maintain such higher value; while some portions of it, forming the sites of towns, or being in the neighbourhood of towns, or of roads leading to a market, cannot but acquire a very high value when compared with the original price.

The foregoing remarks must not be considered as an assertion by the commissioners, that the prosperity of the colony will be ensured by means of the price of 1 £. per acre. The prosperity of the colony must depend in part on other circumstances, such as the fertility of the soil, the quantity of capital that may be taken out, and the good conduct of all classes; nay, the commissioners do not feel sure that the price of 1 £. per acre will prove high enough for its object; what has been said above, therefore, must be taken as a statement of the motives with which, under the authority of the South Australian Act, they have adopted the price of 1 £. per acre rather than any lower price.

6. The period during which 1 £. per acre shall be the price of public land is one year from and after the day on which the governor shall sail from England, and after that period the price will be raised if it should seem expedient. In the event of there appearing any tendency to injurious dispersion among the colonists, the colonial commissioner shall have authority, after the expiration of three months from the date of the first sales, to raise the price of land to any sum not exceeding 2 £. per acre.

No. 1.
Regulations for the
Disposal of Land,
&c.

7. The lands comprised within the site of the first town will be divided into 1,000 sections of an acre each, and with the exception of 437 sections, which will be disposed of in the preliminary sales, will be put up to auction, one section at a time, at the upset price of 1*l.*

The Act of Parliament requires that there shall be but one upset or minimum price for all lands, whatever may be their quality or situation. The town lands are therefore necessarily offered at a price much below their real value; but the quantity of town land being small, (after the preliminary sales there will remain 567 acres only,) competition will greatly advance the price, and the augmented proceeds will go in aid of the land loan which the commissioners are authorized to raise, if the sales should not at first yield an adequate emigration fund. By this arrangement the whole body of colonists will be benefited; whereas, if the town lands were disposed of in the same manner as other lands, the whole would almost certainly be purchased, at the low price of 1*l.* per acre, by some one person, who would retail them to others at their full value, and employ the profits to his own individual advantage.

8. Leases of the pasturage of unsold land shall be granted for terms of three years, at a rent of 10*s.* per square mile per annum, the tenant having a right of renewal in preference to any other applicant. Such leases to be held subject to conditions which will prohibit the cultivation of the land. The land, or any portion of it, shall be liable to sale, and if sold, the lease will terminate on a notice of two months. The tenant, however, will have a right of renewal to unsold portions.

The object of this regulation is to afford the greatest facilities for the growing of wool and rearing of live stock. As nothing will be let but the pasturage, and the tenant will not be allowed to cultivate the land, this regulation does not interfere with Article 5, which has for its object to prevent labourers from becoming landowners until they shall have worked three years for hire. Indeed these two regulations agree in their object.

By the low price of pasturage one facility will be provided for a mode of production which has been most successful in the neighbouring settlements of New South Wales and Van Diemen's Land, while the price of 1*l.* per acre for land in possession will provide another facility, namely, shepherds not being convicts, but persons brought up to the management of sheep and cattle. The cheapness of pasturage would be of little use without a constant and ample supply of pastoral labour.

9. An accurate statement of all purchases of land made, and leases of pasturage granted, specifying the quantity and situation in each case, and the name of the purchaser or tenant, shall be published from time to time in the Colonial Gazette.

Preliminary Sales of Colonial Lands in this Country.

By the Act of Parliament for erecting South Australia into a British province, it is provided that none of the powers and authorities which it confers shall be carried into effect until the sum of 35,000*l.* shall have been vested in the hands of the commissioners, or of trustees to be appointed by them, for the purchase of colonial land.

In compliance with this provision of the Act, the commissioners will proceed to sell orders upon the Colonial Land Office for land to be selected in the colony. Each order will be for one lot of land, and each lot will consist of a country section of 80 acres, and a town section of one acre. The price of an order for a lot, consisting of a country and of a town section, will be 81*l.* The holders of the first 437 orders sold in this country will be entitled to priority of choice with respect both to town and to country sections.

The mode of appropriating lots of land to the holders of land orders, or their agents, will be as follows: On the arrival of the governor in the new colony the site of the principal town will be determined, and the plan of the town mapped out and exhibited for public inspection.

The colonial government will then purchase the land necessary for the government buildings, and the remainder of the site of the town will be divided into acre sections, the extent of the site being such as to give 1,000 of these sections, exclusive of streets, quays and public walks.

As soon as this is done, a general meeting of the holders of the first 437 land orders, or their agents, shall be held, and the order in which they shall select their town land shall be decided by lot, one lot determining the turn in which each person shall select the whole of his town lands, whatever number of land orders he may hold, unless the holder of a plurality of land orders shall declare his intention to take different turns for one or more of such orders before the lots are drawn. When the map of the site of the first town shall have been open to public inspection for three days (or less time if the general meeting should so determine), the choice of town lands shall commence, and it shall be conducted under such arrangements of detail as a majority of the holders of land orders shall determine. When the holders of the first 437 land orders have thus obtained their sections, the remaining town sections will be sold to the public in the manner specified in Regulation 7.

As soon as the country surveys have proceeded to a sufficient extent, a general meeting of the holders of the first 437 land orders, or their agents, will be again held, when the order of choice shall be determined by a second lot, and the choice shall take place in the same manner as for the town sections. As soon as 437 country sections have been thus appropriated by the holders of the first 437 land orders, all other country sections will be open to public sale, in the manner before described.

After the 15th day of July one or more of the commissioners will attend at the South Australian Colonial Office daily, from 12 till 2 o'clock, to receive the communications of persons intending to purchase land, and to sell land orders, conferring priority of choice according

See also, Sec 30
General information
respecting the
Colony, Disposal
of Land &c.
Appendix No. 4

according to the above regulations. After the first 437 lots have been disposed of, the sale of orders, conferring priority of choice, will be discontinued.

The purchasers of orders for land will be required to pay a deposit of 25 per cent. upon the amount of their purchase-money, for which deposit they will receive a receipt. When the provisions of the Act have been complied with, by the disposal of land orders to the amount of 35,000*l.*, and by the investment in government securities of the sum of 20,000*l.* for colonial purposes, the commissioners will give the purchasers of land orders one month's notice of the day upon which they will be required to pay up the remainder of their purchase-money, and to exchange their receipts for land orders.

The deposits to be forfeited if the payment be not completed at the proper time; but to be returned without deduction, if, in consequence of the non-fulfilment of the conditions of the Act, the appropriation of land should not take place.

The trustees appointed for the receipt of these monies are Sir William Molesworth, bart., M.P., Raikes Currie, esq. and Pascoe St. Leger Grenfell, esq.

Under the foregoing arrangements, those who advance the 35,000*l.* required by the Act, by the purchase in this country of orders for land to be selected in the colony, will secure the advantage which justly belongs to first purchasers, namely, that of priority of choice. This advantage cannot fail to be considerable. With respect to town sections, the value of priority of choice can scarcely be conjectured. In the neighbouring colony of New South Wales, the upset price of town lots, in the secondary township of Paramatta, and even in the infant townships of Windsor, Liverpool, Campbell-town, Narellan, Pitt-town, Wilberforce, Castlereagh, Richmond and Watson's Bay, is 20*l.* per acre. In Sydney, the capital of the colony, town lots are so valuable, that they are put up, not by the acre, but by the perch. (*See Sydney Calendar for 1834, page 274.*) But the value of town lots in the neighbouring colonies greatly exceeds the upset price. Mr. Wentworth, of New South Wales, author of an *Account of Australia*, states that the value of land in the town of Sydney, more than 12 years ago, ranged from 50*l.* to 1,000*l.* per acre." And we are told, in Prinsep's *Journal of a Voyage from Calcutta to Van Diemen's Land*, that adjoining to houses in Hobart Town land sells for 300*l.* per acre; and there are spots of land within the town actually worth 2,000*l.* per acre.

The value of priority of choice cannot be so great with respect to country sections as with respect to town sections. But even with respect to country sections, the advantage of priority of choice cannot be inconsiderable.

Uniform experience proves that, in new countries, the first belt of land round newly settled townships acquires a higher value than the remoter belts exterior to the first. Now in South Australia the supply of public land will be so regulated that the value of the remotest belt for which there is a demand must, at the least, be equal to 1*l.* per acre, and therefore the value of all the belts within the exterior belt must exceed 1*l.* per acre; the excess of value above 1*l.* per acre being greater as the distance from the town is less.

Rapid fortunes have been realized, as well in Australia as in North America, by the increased value which is acquired by country sections belting newly settled towns.

Nevertheless, it is the priority of choice with respect to their town sections from which the purchasers of the first 437 land orders will derive the greatest advantage. The *New South Wales Calendar for 1834* says, "Fortunate must that man be accounted who possesses landed property in the town of Sydney; for 35 years ago the whole of the land now occupied by George-street might have been bought for a few dollars; a handful of sovereigns would now scarcely suffice to purchase in the same situation a single foot of ground."

Regulation for the Emigration of Labourers.

It is hoped that hereafter the amount of the fund obtained by the sale of public lands will prove a sufficient rule for apportioning the supply of labourers to the wants of capitalists. For some time, however, no such rule can come into operation. Meanwhile the commissioners, fearing that too many rather than too few labourers should reach the colony during its infancy, have resolved that, except under peculiar circumstances, no labouring emigrants of either sex shall be conveyed thither by the commission, unless he or she shall have been hired for at least one year by some emigrant of property. For persons who may be so hired to the satisfaction of the commissioners, the cost of passage will be defrayed, provided always that the persons so hired shall be adults, under the age of 30 years. A detailed statement of the mode in which this regulation is to be carried into effect will be published as soon as the time shall have been fixed for the departure of the governor for the colony.

By means of this regulation it will be seen that the buyer of land may have his purchase-money returned to him in the most valuable shape. Whatever the line of industry that any capitalist may intend to pursue in the colony, all the workmen whom he may choose to engage for that purpose will be set down in the colony free of cost to himself. Masters also who may not engage actively in any work of production will enjoy a similar advantage with respect to domestic servants. The value of this regulation will be made apparent by reference to the following circumstance.

It has been proposed that contracts should be made in England for the erection of public buildings in the colony, such as a government-house, court-house, land-office, &c.

Supposing such a contract entered into by a capitalist intending to emigrate, the chief means of carrying it into effect, the masons, bricklayers and carpenters, without whose united labour nothing could be done, would be set down in the place where the work was to be performed, and without any expense to the contractor. But for this circumstance no man of prudence would enter into such a contract; it is only the certainty of obtaining

No. 1.
Regulations for the
Disposal of Land,
&c.

No. 1.
Regulations for the
Disposal of Land,
&c.

skilful labourers that would justify him in engaging to perform what cannot be done without skilful labour. This case of a supposed contract for building has been mentioned only by way of example. What would render it not imprudent for a builder to enter into a contract with the colonial government, would induce others to project undertakings which require the constant employment of many labourers in the same work. This is the peculiar distinction of the present colony. Without either slaves or convicts, capitalists of every description will obtain, without cost, as many labourers as they may wish to employ; and engagements which labourers may make for a short term of service will be maintained. The means of securing all this is a proper price for public lands.

61, Lincoln's-Inn Fields, June 1835.

By order of the commissioners,
(signed) *Rowland Hill*, Secretary.

Copies of the Act of Parliament, and further information as to the plan of the intended colony, may be obtained at the office of the commission, 61, Lincoln's-Inn Fields, or of the country agents, to whom also persons desirous of purchasing land can apply.

The governor, colonial commissioner and other chief officers will depart as soon as the preliminary arrangements shall be completed.

Appendix, No. 2.

MODIFIED REGULATIONS for the DISPOSAL of LAND.

No. 2.
Modified Regula-
tions for Disposal
of Land.

South Australian Colonial Office, Adelphi Terrace, 1 Oct. 1835.

THE Colonization Commissioners for South Australia having received an application for the purchase of a considerable quantity of land from parties who are desirous of employing a large capital in the colony, provided the price of land be for a time reduced to 12s. per acre, and being desirous of completing the preliminary sales without delay, and of obtaining for the colony the important advantages which must arise from the co-operation of men of large capital, have determined as follows:

1. That the price of the land orders included in the preliminary sales be reduced to 12s. per acre.
2. That this reduction of price shall be effected by increasing the rural section from 80 to 134 acres, the town section remaining one acre, and the price of the lot 81*l.* as before. The holders of the 437 orders still to have priority of choice over all others, the only alteration being the increased extent of their rural sections.
3. That the commissioners reserve to themselves the power of extending the preliminary sales in this country, at the price of 12s. per acre, to purchasers who may be able to satisfy the commissioners that they are prepared to take out adequate capital to be employed in the improvement of the colony, such purchasers to select their land next after the holders of the first 437 land orders. These additional sales will not include any part of the site of the first town.
4. That after the arrival of the governor in the colony the price of land be 20s. per acre, according to Article 6 of the "Regulations for the Disposal of Land in the Colony."
5. That any one who shall pay in advance to the proper officer, either in England or in the colony, the price of 4,000 acres of land or upwards shall have a right, for every 4,000 acres thus paid for, to call on the colonial commissioner to survey any compact district within the colony, of an extent not exceeding 15,000 acres, and within a reasonable time after such survey to select his land from any part of such district before any other applicant.
6. That the privilege of selecting servants and labourers for a free passage be allowed to all purchasers in this country, at the rate of one person for every 16*l.* expended in land, the selection to be made in conformity with the "Regulations for the Emigration of Labourers," and the persons so selected being hired by those who select them for at least one year from their arrival in the colony.
7. That after the completion of the sales in this country, the same privilege be allowed to any one who shall invest money in the hands of the commissioners, to be employed in the purchase of land on his arrival in the colony.
8. That leases of pasturage shall be granted on the conditions stated in the 8th Article of the "Regulations for the Disposal of Land in the Colony," to those only who are proprietors of land in the colony, and at a rate not exceeding two square miles of pasturage for every 80 acres. Non-proprietors to pay a rental of 2*l.* sterling, instead of 10s. per square mile per annum. The purchasers of the first 437 land orders to have the first choice of pasturage.

By order of the commissioners,
(signed) *Rowland Hill*, Secretary.

Appendix, No. 3.

RETURN of the SALES of LAND from the commencement, on the 15th July 1835, to the 31st May 1836 ; the whole at 12 s. per Acre.

No. 3.
Sales of Land ;
1835, 1836.

	Number of Acres.	Receipts.		
		£.	s.	d.
Four hundred and thirty-seven land orders, included in the preliminary sales, each land order containing 135 acres - - - - -	58,995	35,397	-	-
One deposit forfeited - - - - -	-	20	5	-
Land orders, exclusive of the preliminary sales, each containing 80 acres - - - - -	1,600	960	-	-
Investment for the purchase of land in the colony - - - - -	-	50	-	-
TOTAL - - - - -	60,595	36,427	5	-
Received by the treasurer, as per account No. 12 - - - - -	-	6,091	-	-
Remaining in the hands of trustees, exclusive of interest on Exchequer Bills - - - - -	-	£. 30,336	5	-

Appendix, No. 4.

General Information respecting the Colony; Disposal of Land; Regulations for the Selection of Emigrant Labourers; Principles of Colonization.

No. 4.
General Informa-
tion respecting the
Colony, &c.

1. THE characteristic feature of the plan of colonization laid down by the Act of Parliament is a certain means for securing a sufficient supply of free labour.
2. This is accomplished by requiring every applicant for colonial land, in order to entitle himself to a grant, to pay a certain sum per acre to a general fund, to be employed in carrying out labourers.
3. The emigration fund thus raised is placed under the management of the commissioners, whose duty it is to regulate the rate of payment, so as to obtain neither too large nor too small a number of labourers, and by the selection of young healthy persons of good character and of both sexes, in equal numbers, to render the fund as efficient for the purposes of the colony as possible.
4. This arrangement secures many very important advantages: 1st. Having provided a sufficient supply of free labour, the Act of Parliament declares that no convicts shall be sent to the settlement, and thus the colonists are protected from the enormous evils which result from the immorality and profligacy unavoidable in a penal settlement. 2dly, As the labourers will be carried out at the common cost of the landowners by means of the emigration fund, and as they will be sufficiently numerous, it is not necessary that they should be indentured to any one. Both employers and labourers will be perfectly free to enter into any arrangements which may be mutually agreed upon; a state of things which experience has shown to be much more conducive to contentment and prosperity than any other. 3dly, The contribution to the emigration fund being a necessary preliminary to the acquisition of land, labourers taken out cost-free before becoming landowners, and thus ceasing to work for others, will furnish the means of carrying out other labourers to supply their places. This arrangement, the fairness of which must be obvious to every one, is really beneficial, not only to those who are landowners in the first instance, but to those also who may become such by a course of industry and frugality; for while it diminishes the injurious facility with which in most new colonies a person with scarcely any capital can become a petty landowner or cottier,—a temptation which few have sufficient strength of mind to resist, notwithstanding the state is one of incessant care and toil,—it holds out a prospect of real independence and comfort to those who will patiently wait the very few years which are necessary to enable any one, with colonial wages, to acquire sufficient capital to purchase land and become a master. 4thly, As those who will cultivate their land and thus require many labourers will contribute no more to the emigration fund than those who may leave it waste, the non-cultivation of extensive appropriated districts, one of the chief obstacles to the progress of every colony hitherto established, will be greatly discouraged if not altogether prevented.

5. In determining the amount of contribution to the emigration fund, the commissioners are required at any given time to make a uniform charge per acre, whatever may be the situation or quality of the land granted, and in no case to fix the charge at less than 12 s. per acre. The payment is made once only, namely, when the party receives a grant of the

land, which grant gives him an absolute and unconditional title to the estate, the Crown making no reserve whatever.

6. As the contribution to the emigration fund is the sole condition of obtaining land, the amount of contribution is described in the Act of Parliament and in the following regulations as its price. It is worthy of remark, however, that as the commissioners are required to expend the emigration fund, without any deduction whatever, in carrying out labourers, the whole contribution is returned to those who make it, in the form of passage-money for their labourers; and therefore, strictly speaking, it is not land but the facility of obtaining labour which is bought. It is important that this principle should be steadily kept in view by those who may desire to understand the plan on which the colony will be formed*.

7. *Extent, Climate, &c. of South Australia.*—South Australia extends from the 132d to the 141st degree of east longitude, and from the south coast, including the adjacent islands northward, the 26th degree of south latitude.

This district, which is at least twice as large as the British Isles, does not at present contain European settlers; still various parts of the interior as well as the coast have been visited by navigators and others, some of whom have remained there many months.

8. As early as the year 1802, Captain Flinders was employed by the British Government to survey the coast, and from his surveys charts have been published by the Admiralty. In 1831, Captain Sturt travelled several hundred miles in the interior of the province, by direction of the Governor of New South Wales, and discovered and traced the Murray, by far the largest river at present known in the whole Australian continent. After a careful examination of the whole evidence, the commissioners are of opinion that many parts of South Australia will prove highly favourable for the purposes of colonization.

9. Certain spots which appear to be most favoured by nature will be carefully surveyed by qualified persons, who will precede the large body of emigrants, and who will have authority to determine the first place of settlement; this will probably be the neighbourhood of Spencer's Gulf, or of Gulf St. Vincent, in a mean latitude of 35 degrees south.

10. Numerous voyagers agree in describing this part of Australia as containing much fertile soil, and as possessing a genial climate resembling that of the south of Europe; while the numerous gulfs and narrow seas with which it abounds offer unusual facilities for communication by water.

11. The geographical position of South Australia, which lays it open to the prevailing westerly wind, justifies the expectation that the new colony will, to say the least, be comparatively free from the droughts which in New South Wales are occasionally so destructive; an expectation which is confirmed, as far as their evidence goes, by whale fishers and others, who have spent much time within the limits of the colony.

12. The average length of the passage to Spencer's Gulf will probably be somewhat less than four months. The best time of arrival will be about August, that is, early in the Australian spring. This, however, is a point of minor importance, as there is no severe season in South Australia, the summer being free from excessive heat, and the winter so mild that frosts are of extremely rare occurrence.

13. *Government of the Colony.*—The new colony will be governed by laws expressly enacted for its use by a council, to be nominated by His Majesty from among the colonial residents, until the population shall reach 50,000 souls, when the colonists will be entitled to a constitution of local government. Captain Hindmarsh, R.N., has been appointed governor.

14. *Cost of Passage.*—A free passage is given to the labouring class only, all others must make their own arrangements for a passage with the owners of the vessels proceeding to the colony. The cost of passage for a single person is from 15 *l.* to 20 *l.* in the steerage, from 35 *l.* to 40 *l.* in the middle berths, and about 70 *l.* in the cabin. Two or more occupying the same cabin would be charged each about one-sixth part less. The charges for children are nearly as follows:

10 to 14 years of age,	two-thirds of the above.
5 to 10 ditto	- - one-half ditto.
2 to 5 ditto	- - one-third ditto.
Under 2 ditto	- - nothing.

15. *Allowance of Baggage.*—A cabin passenger may stow what baggage he pleases in his cabin, in addition to which he is generally allowed half a ton; and a steerage passenger is generally allowed half a ton in the whole. Extra baggage is charged about 2 *l.* 10 *s.* a ton. The ton is 40 cubic feet.

16. *Goods, &c. carried out.*—Provisions, stock seeds, agricultural implements suited to the country, and stores of almost every kind, can be obtained from the neighbouring colony of Van Diemen's Land. It is not desirable therefore that the emigrant of moderate capital should encumber himself by carrying out a multiplicity of articles.

17. With the exception of strong plain clothing, an assortment of the most useful carpenter's tools, and the smaller farming implements, such as spades, hoes, stubbing-mattocks, &c., as well as a few medicines, and any other articles which he may consider important, and which will not occupy much space, the emigrant had probably better not carry out any goods

* For a more detailed exposition of the principles on which land will be disposed of in the New Colony, see "Colonization of South Australia," by Robert Torrens, Esq. F.R.S., and Chairman of the Commission, published by Longman & Co.

goods, but convert his property as much as possible into money, and purchase his goods in the colony as he wants them.

18. *Provisions and other Stores.*—To prevent the scarcity and high price which might arise if the supplies by private dealers should prove inadequate, the commissioners will send out a large stock of provisions, and other necessary stores, which, if required, will be sold to the colonists, but at prices sufficiently high not to interfere unnecessarily with the private dealer.

19. *Capital required.*—This must of course depend very much on the mode of living the emigrant will adopt, and many other circumstances. If his intention is to purchase land, he should not have less, after making his purchase and paying his passage, than about 150*l.* for every 80 acres; if his intention is to rent a farm already fenced and brought into partial cultivation, which may readily be done, two-thirds of that sum will probably suffice. The South Australian Company*, as well as some individual proprietors, is willing to let farms on lease to industrious tenants, with suitable buildings erected thereon, and to secure the tenant a right of purchase before the expiration of the lease at a price to be fixed at the time the tenant enters.

20. *Transmission of Money to the Colony.*—A bank or other agency will be established, by means of which money can be safely transmitted to the colony.

21. *Religion.*—A society has been formed among the intending emigrants, with the sanction and co-operation of some of the dignitaries of the church, for the erection and maintenance of churches by voluntary contributions. Another society, aided by some of the most highly respected dissenting ministers, has been formed for the erection and support of dissenting places of worship.

22. *Education.*—A literary and scientific society has been established, which is forming a library and a collection of philosophical apparatus; and arrangements are being made for the education of the children in the colony.

23. *Protection of the Colony.*—The natives of Australia are a feeble, and when treated with kindness they have proved an inoffensive people: pains will be taken to establish a friendly intercourse with them, and the laws of the colony will require that they should be treated in every respect as fellow-men. Still ample means of defence will be provided in case of necessity, and a small military force will proceed with the first settlers. It may be added that Kangaroo Island, which is more than 100 miles in length, and which contains a large proportion of fertile land, is altogether uninhabited.

24. *Disposal of Land.—Sales in this Country.*—In compliance with the conditions of the Act of Parliament, the commissioners have already sold 35,000*l.* worth of land at 12*s.* per acre, the purchasers having a right to select their land before any other parties.

25. The commissioners will continue to sell land at 12*s.* per acre until the 1st of March 1836, to all who may be able to satisfy them that they are prepared to take out adequate capital to be employed in the improvement of the colony. Lands purchased under this regulation to be selected in the order of application in the colony; cases of equality being decided by the order of the dates of such purchases. These sales will not include any part of the site of the first town.

26. After the 1st of March 1836 the price of land will be advanced to 1*l.* per acre, and the sales will take place in the colony. Investments for the purchase of land, conferring a right to select labourers for a free passage, will however be received in this country. (See Article 54.)

27. *Regulations for the Disposal of Land in the Colony.*—The surveys of public land shall, as far as possible, be carried so much in advance of settled districts, that there shall at all times be an extent of land surveyed and open to purchase exceeding the wants of the colonists.

The object of this regulation is to secure to intending purchasers at all times the most complete liberty of appropriation, with respect both to the quantity and the situation of land which they may desire to obtain.

28. Surveyed lands shall be divided, as nearly as may be, into sections of 80 acres each, with the exception of the site of the first town, which shall be divided into acre sections (see Article 33); and maps of the surveyed lands, accompanied by the best practicable description of them, shall be constantly exhibited in the land-office.

The object of this regulation is to enable intending purchasers to specify accurately the situation and quantity of land which they may desire to obtain.

29. Except during six months from and after the landing of the colonial commissioner, one month's public notice shall be given of the time when any portion of public lands will first become open to purchase. During those six months, one week's notice shall be sufficient.

The object of this regulation is to provide for equality amongst intending purchasers with respect to the selection of land, so that no one may gain an advantage over any other by applying for land until all shall have had time to examine the district laid open to purchase. The object of the exception for the first six months is to avoid such difficulties as could not but arise, if, while the surveys had not yet proceeded beyond the wants of intending purchasers, a longer notice than one week were required.

30. On some fixed day of every week, and at some fixed hour, the land-office shall be opened for the purpose of deciding upon applications for land. All applications must be made

No. 4.

General Information respecting the Colony, &c.

* The office of the Company is at No. 19, Bishopsgate Within, where application should be made for further information on the subject.

No. 4.
General Informa-
tion respecting the
Colony, &c.

made by sealed tender, by filling up a printed form, which will be supplied at the land-office. Each tender must specify, by reference to the map, the section or sections for which the intending purchaser applies. All sections included in the same tender must adjoin each other. All tenders will be opened in public, and those received on the same day will be opened at the same time. Such tenders as do not comprise any section included in any other tender shall be first disposed of.

When the same section or sections shall be named in two or more tenders, that tender shall be preferred which comprises the greatest quantity of land. When one or more sections shall be named in two or more tenders, comprising equal quantities of land, then the tender to be preferred shall be decided by lot. Any one holding one or more land orders under the preliminary sales, and wishing to delay his right of selection as regards the rural land, may do so, on condition that the selection when made shall be in conformity in all respects with the regulations at such time in force, the party being considered as having paid for the quantity of land contained in his order or orders, and not previously claimed; but in all other respects, being placed on an exact equality with the parties then purchasing.

The quantity of land required to complete an integral number of sections to be paid for at the price of the day.

The object of this regulation is to render the mode in which land is disposed of perfectly fair as between all intending purchasers. By means of the tender, an intending purchaser will be secured against unfair competition from other persons, who, if the application were verbally made in public, might try to obtain the same land merely because it was known that the first applicant had taken trouble in the selection.

It is required that all sections included in the same tender shall adjoin each other, in order to prevent as much as possible obstacles arising to the after purchase of large unbroken blocks of land. It is not intended, however, to prevent distinct applications from the same party for sections not adjoining.

In giving the preference to those tenders which comprise the greatest quantity of land, the commissioners only carry into effect a main purpose of the South Australian Act, which is that there shall be no limit or check to the appropriation of land, but that the greatest quantity applied for shall be immediately sold.

31. The sole condition of purchase shall be the payment of money, at the rate of 1*l.* sterling per acre; and nothing, whether above or below the surface of the land, will be reserved by the Crown. Five per cent. on the amount of the purchase-money shall be deposited at the time of making the tender, and the remainder shall be paid within one week of the sale. If the remainder of the purchase-money be not paid within the time specified, the land shall be again open to purchase, and the deposit shall be forfeited.

The determination of the price of land is the most difficult duty the commissioners have to perform, and it is at the same time the most important, for upon the correctness of that determination must depend the sufficiency or insufficiency of the supply of labour, and the extent to which it can be combined, and thus rendered efficient. Experience alone will enable the commissioners correctly to ascertain the proper price for land, and in the mean time it has been thought desirable to place the price too low rather than too high, as a future advance will be injurious to no one.

32. The period during which 1*l.* per acre shall be the price of public land is one year from and after the 1st of March 1836, and after that period the price will be raised, if it should seem expedient.

In the event of there appearing any tendency to injurious dispersion among the colonists, the colonial commissioner shall have authority, after the expiration of three months from the date of the first sales in the colony, to raise the price of land to any sum not exceeding 2*l.* per acre.

33. The lands comprised within the site of the first town will be divided into 1,000 sections, of an acre each, and, with the exception of 437 sections already disposed of, will be put up to auction, one section at a time, at the upset price of 1*l.*

34. Leases of the pasturage of unsold lands shall be granted on the following conditions, among others: The term to be three years, the tenant having a right of renewal in preference to any other applicant.

Cultivation of the soil and the felling of timber to be disallowed. The land, or any portion of it, to be liable to sale, and if sold, the lease to terminate on a notice of two months, the tenant having a right of renewal to unsold portions.

The yearly rent to be 10*s.* sterling per square mile to proprietors of land in the colony, (each being restricted to one square mile of pasturage for every 40 acres of land he may possess) and 40*s.* sterling per square mile to non-proprietors, or to proprietors for any quantity exceeding the stated allowance. No lease to contain any fractional part of a square mile of pasturage.

The object of this regulation is to afford the greatest facilities for the growing of wool and rearing of live stock. By the low price of pasturage one facility will be provided for a mode of production which has been most successful in the neighbouring settlements of New South Wales and Van Dieman's land, while the price of 1*l.* per acre for land in possession will provide another facility, namely shepherds not being convicts, but persons brought up to the management of sheep and cattle. The cheapness of pasturage would be of little use without a constant and ample supply of pastoral labour.

35. Any one who shall hereafter pay in advance to the proper officer, either in England or in the colony, the price of 4,000 acres of land or upwards, shall have a right, for every 4,000 acres thus paid for, to call on the colonial commissioner to direct the survey of any compact district within the colony, of an extent not exceeding 15,000 acres; and within 14 days

days after the publication of such surveys at the land-office, to select his land from any part of such district before any other applicant. If two parties should apply at the same time for the same survey, the decision between them shall be according to rule 30.

36. An accurate statement of all purchases of land made and leases of pasturage granted, specifying the quantity and situation in each case, and the name of the purchaser or tenant, shall be published from time to time in the Colonial Gazette.

37. *Regulations for the Selection of Emigrant Labourers.*—The Act of Parliament declares that the whole of the funds arising from the sale of land and the rent of pasturage shall form an emigration fund, to be employed in affording a free passage to the colony from Great Britain and Ireland for poor persons, “provided that they shall, as far as possible, be adult persons of the two sexes, in equal proportions, and not exceeding the age of 30 years.”

38. With a view to carrying this provision into effect, the commissioners offer a free passage to the new colony, including provisions and every expense on the voyage, to persons of the following description :

39. They must be honest, sober, industrious, and of general good character.*

40. They must be able-bodied, of sane mind, and not less than 15 nor more than 30 years of age. Superior artisans, excellent agricultural labourers, or other very desirable emigrants will, however, occasionally be accepted, though their age may be somewhat more advanced.

41. Emigrants who are married will be preferred, but the unmarried will not be rejected.

42. They must be *bonâ fide* labourers going out to work for wages in the colony ; as, for instance, agriculturists, artisans, domestic servants, and sailors or fishermen employed in the fisheries or coasting trade of the colony ; and until the number of labourers required shall have been correctly ascertained by experience, it is recommended that emigrant labourers should be hired by some capitalist for at least one year from their arrival in the colony, at such wages as they and their employers may agree upon. Assistance in obtaining a hiring will be given at the office to approved emigrants.

43. The wives of labourers, if of the proper age, will receive a free passage.

44. Parents going out at their own cost to occupy land or engage in business may obtain a free passage for their children and other dependants, provided that such children or other dependants go out as *bonâ fide* labourers, to work for their parents or others, and that they conform in age and in every other particular to the rules here laid down.

45. The occupations of persons receiving a free passage must be of the more common and useful kind. Agricultural labourers of almost every description will be wanted, as well as bakers, basket-makers, braziers and tinmen, smiths, shipwrights, boat-builders, butchers, wheelwrights, sawyers, cabinet-makers, coopers, curriers, farriers, millwrights, harness-makers, boot and shoemakers, tailors, tanners, brickmakers, limeburners, all persons employed in the erection of buildings, sailors and fishermen.

46. In the selection of women a preference will be given to those accustomed to farm and dairy-work, to sempstresses, strawplaiters and domestic servants.

47. Persons who are ineligible to be conveyed out by the emigration fund may, unless disqualified on account of character, accompany the free emigrants, on payment of the passage-money, which for a grown-up person is about 15*l*. The charges made by the owners of ships for the passage of children vary, but the following may be taken as an average :

Under two years of age	-	-	-	-	no charge.
Two and under six	-	-	-	-	5 <i>l</i> .
Six years of age	-	-	-	-	6 <i>l</i> .
Seven	-	-	-	-	7 <i>l</i> .

and so on to 15, for which the charge is 15*l*, the same as for a grown person.

48. The commissioners will leave parents to make their own bargains with the owners for carrying out the children, or they will give the children a passage on the following terms :

Under two years of age	-	-	-	-	No charge.
Two and under 15	-	-	-	-	£. 5.

Those who are 15 may obtain a free passage.

49. The 5*l*. must be paid by the parents or the friends, or by the parish ; the commissioners cannot in any way become responsible for it †.

50. An applicant for a free passage must fill up the annexed form, and transmit it, properly attested, to the secretary. Should the commissioners accede to the application, due notice will be given of the time and place of embarkation.

51. Emigrants will, for the most part, embark at the port of London, but if any considerable number should offer themselves in the neighbourhood of any other port of Great Britain or Ireland, arrangements will, if possible, be made for their embarking at such port.

52. The expense of reaching the vessel must be borne by the emigrant, but on the appointed day he will be received on board the ship, even though the departure should be delayed, and will be put to no further cost.

53. On

* The Act of Parliament provides that convicts shall in no case be sent to the colony.

† With a view to prevent any family becoming chargeable to the parish by the operation of this Act, it is provided that no parent shall obtain a passage by means of the emigration fund unless the children and the other parent (if there be one) go out also by some means or other.

No. 4.

General Informa-
tion respecting the
Colony, &c.

53. On the arrival of the emigrants in the colony they will be received by an officer, who will supply their immediate wants, assist them in reaching the place of their destination, be ready to advise with them in case of difficulty, and at all times give them employment, at reduced wages, on the government works, if from any cause they should be unable to obtain it elsewhere.
54. Purchasers of land in this country will be allowed the privilege of selecting servants and labourers for a free passage, at the rate of one person for every 16 l. expended in land, provided that the selection is made within a reasonable time, that it is in conformity with the existing regulations for the selection of emigrant labourers, and that there is at the time a want of labour in the colony.
55. After the completion of the sales in this country, the same privilege to be allowed to any one who shall invest money in the hands of the commissioners, to be employed in the purchase of land on his arrival in the colony.
56. Any emigrant capitalist or other party who may be desirous of fitting out a vessel for the colony from any port of Great Britain or Ireland will be allowed to carry out, at the charge of the commissioners, any approved emigrants who may offer themselves in the neighbourhood of such port, provided that the arrangements for securing the comforts and safety of the emigrants on their passage are approved of by the commissioners, and that the charge per head does not exceed that for emigrants leaving the port of London. The same allowance to be made for any of the crew of the vessel who are of the proper description of emigrants, provided they go out as colonists to engage in the coasting trade or fisheries, and that satisfactory security can be given for their continuing such for at least three years; provided also, that their families, if any, shall be resident in the colony.
57. On the arrival of the emigrant labourers in the colony they will be at perfect liberty to work for any one willing to employ them, unless hired in this country, and will make their own bargain for wages. This arrangement, while it leaves the emigrant free to act as he may think right, manifestly renders it impossible for the commissioners to give any exact information as to the amount of wages to be obtained; they can merely state that in all new colonies, particularly in the neighbouring settlements of New South Wales and Van Diemen's Land, wages are much higher than in England, and that they shall endeavour so to apportion the supply of labour to the demand as to conduce in the highest degree to the advantage of both the capitalist and the labourer.

By order of the Board,

6, Adelphi Terrace, 15 Feb. 1836.

(signed)

Rowland Hill, Secretary.

(Map of the Colony.)

Register, No.

Date

FORM for persons desirous of obtaining a free passage to South Australia, to be filled up and returned to the Secretary to the Colonization Commissioners for South Australia, Adelphi Terrace, London.

The same form will do for a man and his wife and their children under 15. All others will require distinct forms.

Name of the applicant - - - -	
Trade or calling - - - - -	
Place of residence - - - -	
Married or single - - - - -	
Age - - - - -	Man's age Woman's age
Names and ages of the children, if there are any, under 15 years - - - -	
Charge for the children, by whom defrayed (see Regulation 49) - - - -	
Name and address of some late employer, with the time the applicant worked for him - - - - -	
Name and address of the minister of the parish in which the applicant resides -	

I do hereby declare that the above statement is true, that I have carefully read the preceding regulations for the selection of emigrant labourers, and that in applying for a free passage to the colony, I am really and truly acting in accordance with the spirit of those regulations, which I understand to be this: That the privilege of a free passage, if granted, will be allowed me in the expectation that I go to the colony as one willing and intending to work there for wages, until by such means I shall have saved sufficient to enable me in the same manner to employ others.

Signed by the applicant.

Certificate to be signed by two respectable Householders.—We certify that we are well acquainted with the above-named applicant, and that we believe the above statement to be strictly true; further, that we believe the applicant to be honest, sober, industrious and of general good character, and likely to maintain self in the colony.

Signature
Place of abode

Signature
Place of abode

Certificate of a Physician or Surgeon.—I certify that the above-named applicant is neither seriously mutilated nor deformed in person, nor in my opinion afflicted with any disease calculated to shorten life, or to impair physical or mental energy.

Signature

Place of residence

I certify, to the best of my belief, that the above certificates are authentic, and that the persons whose signatures are affixed to them are worthy of credit.

(To be signed by the magistrate or clergyman, or, if in Ireland, Catholic priest, of the parish in which the applicant resides.)

Signature of the magistrate
Signature of the clergyman
Signature of the Catholic priest

Place of residence
Place of residence
Place of residence

☞ It is particularly requested that no gentleman will certify this return unless thoroughly convinced of the truth of the statements contained in it.

Clothing, &c.—As washing on board ship can be allowed to a very limited extent only, emigrants are earnestly advised to take out as large a stock of clothing as they can obtain; women would do well to carry out the materials, and make up their clothes on the voyage. All will be required to provide themselves with bedding.

Appendix, No. 5.

COLONIZATION COMMISSION for SOUTH AUSTRALIA.

PROPOSALS for raising a Loan of £.80,000.

THE Colonization Commissioners for South Australia will be prepared to receive, at their office in the Adelphi-terrace, on Tuesday the 20th instant, tenders for the whole or any part of the sum of 80,000*l.*, to be secured by colonial revenue bonds.

By the Act 4 & 5 Will. 4, c. 95, empowering His Majesty to erect South Australia into a British province, the commissioners are authorized to raise a sum of 200,000*l.* by the issue of colonial revenue bonds.

This sum is to be employed in defraying the expenses of the colony until its own revenue is sufficient for that purpose, and is to be charged, first, on the future produce of the said revenue, and in the event of its insufficiency, on the unsold land.

The commissioners are required, before they can proceed to carry into effect the ulterior objects of the Act, to sell, at a price not less than 12*s.* per acre, land sufficient to produce the sum of 35,000*l.*, and to deposit in the hands of trustees, to be appointed by His Majesty, 20,000*l.* as a security that the colony may not become a charge upon the public purse; the said 20,000*l.* to be raised by the issue of colonial revenue bonds, and to be invested in Exchequer bills.

On the 16th July last the commissioners commenced the sale of land, and having already sold the quantity required by the Act, and received applications for considerably more, they are desirous of raising the sum of 80,000*l.*, part of the 200,000*l.*, to form the required deposit, and to provide for the expenditure of the colony.

Conditions.

No tender to be for less than 1,000*l.*, and the tenders of those persons who are willing to receive the lowest rate of interest to be accepted. The maximum interest allowed by the Act of Parliament is 10 per cent.

The money to be paid, 35 per cent. on the 6th November, and the remainder by instalments of not more than 10 per cent. each, three months' notice being given of each call. A scrip-receipt, bearing interest, payable half-yearly in London, will be given for the first

No. 5.
Colonization Com-
mission.

and each subsequent instalment, which, when the whole sum is paid, will be exchanged for bonds of not less than 500*l.* each.

The scrip-receipt to become void, and the money paid upon them forfeited, if the payment of the whole of the instalments be not completed as required.

The commissioners expect that the sum which they propose now to raise will be sufficient to make the deposit of 20,000*l.* required by the Act, and to provide for the expenditure of the colony for four or five years; but as it is impossible to calculate with certainty the expense of a new establishment, they reserve to themselves the right of calling for the money in the manner proposed; and as a long time may, under this arrangement, elapse before the issue of the bonds, persons desirous of receiving them at earlier periods may be accommodated, on application at the office of the commissioners, to the extent of three-fourths of their actual payments. No bond to be for less than 100*l.*, and the applicants to indemnify the commissioners for any extra expense in stamps to which they may be subjected by dividing their claims into bonds of less than 500*l.* each.

By the Act of Parliament the commissioners are also authorized to raise a loan, not exceeding 50,000*l.*, in augmentation of the emigration fund, such loan to be charged, before any other, on the unsold lands of the colony; but as the sales of land which have already taken place in this country afford a fund amply sufficient for the purpose intended, the commissioners have resolved not to raise any part of the said loan of 50,000*l.*; thus those who advance the loan of 80,000*l.* will not only have the security of the future revenues of the colony, but also, in effect, first mortgages on all the unsold lands of the province.

The Act of Parliament sanctioning the loan may be seen at the office of the commissioners, where further information may also be obtained.

By order of the Board.

6, Adelphi-terrace, }
8 Oct. 1835. }

(signed) Rowland Hill,
Secretary.

Form of Tender.

To the Colonization Commissioners for South Australia.

Gentlemen,

I am willing to advance the sum of _____ at an interest of _____ per cent.
per annum, on the terms mentioned in the foregoing proposals.

Your most obedient servant,

Date _____

Address _____

Appendix, No. 6.

LETTER of INSTRUCTIONS from the Colonization Commissioners for *South Australia* to
Mr. *Thomas Gilbert*, the Storekeeper.

No. 6.
Instructions to the
Storekeeper.

1. YOU will proceed to the colony with the surveying expedition; the officer in command of which has instructions, on arrival at Nepean Bay, in Kangaroo Island, to land you, together with a few gardeners, and if necessary a guard. He has also instructions to disembark, at the same time, all stores which are not wanted during the surveys.

2. Of these stores you will take the charge, and you will be responsible for their safe custody and preservation. You will take an exact inventory of them, which must be attested by the officer in command. You will cause a temporary storehouse to be constructed for their reception, (the materials for which you will carry out, except such as may be found on the spot,) and you will make the best arrangement you can for their preservation and safety.

3. You will take care that suitable seeds, tools, &c. for the use of the gardeners are carried out, as well as scales and weights, measures, account-books, and all other apparatus necessary for the proper discharge of your duty as storekeeper.

4. The site of the storehouse should be dry and capable of ready defence. In the selection of the site you will be guided by the officer in command of the expedition; and you are hereby authorized to occupy any site thus selected in preference to any other party, until the choice of lands shall take place under the superintendence of the colonial commissioner.

5. As a protection against fire, the storehouse should be detached from all other erections; the gunpowder and other highly inflammable stores should be placed under a separate and distinct cover, proper lightning conductors should be erected, and the storehouse should never be entered except in the day-time. You will be especially careful to be present yourself, and to adopt every proper precaution whenever any one goes to the powder magazine.

6. On the departure of the surveying expedition from Nepean Bay, unless the officer in command should make some other arrangement, you are authorized and required to assume the command of all persons who may be left by such officer on Kangaroo Island. You will see that the gardeners and other servants of the commissioners are properly employed in rearing vegetables, and you will give or withhold their rations according to their conduct.

7. All supplies to persons not entitled to rations, or in excess of the rations allowed, must be charged to the parties receiving them, if sold in bulk, at an advance of 30 per cent. on the cost price in this country, if sold in retail, the price must be advanced so as to cover waste; the intention being that a given quantity of stores, as a cask of meat, shall be sold, whether as a whole cask or in smaller quantities, at such a rate as to produce on the whole
cask,

task, whatever the loss of weight sustained may be, 30 per cent. more than the net cost in this country, the charges for shipping, &c. not being included. The produce of the labour of the gardeners must be added to the stores, and sold at prices sufficient to cover the whole cost of production. In the disposal of stores you will, as far as possible, avoid breaking bulk; and as the price of the stores is placed low for the convenience of the surveying party, you will exercise a proper discretion in refusing any supplies beyond the fair necessities of the applicant.

8. You will keep exact accounts of all draughts on the stores, entering the rations in the ship's steward's book, obtaining the usual vouchers, and all sales in a day-book and a ledger. These books you will take with you. You will take care that no one incurs a debt beyond his claim on the commissioners for wages due, or beyond the extent of such guarantee as may have been approved by the officer in command of the expedition.

9. You will frequently take stock, as a check on your accounts, and you will examine the stores from time to time, as a security against injury from damp, heat, vermin or other cause.

10. Before leaving this country you will take care to supply the deficiencies, should any exist, in your knowledge of the means usually employed for the preservation of stores, such as you will have the charge of, and you will take care to be provided with everything which may be required as a preventative against injury. On the determination of the site of the first town, you will attend to such orders as you may receive from the officer in command of the surveying expedition as to the removal of your stores.

11. On the arrival of the colonial commissioner, you will receive your instructions from that officer, and you will thenceforward act under his authority.

Given at London, this 21st day of March 1836.

By order of the Board,

(signed) *Rowland Hill.*

P.S.—You will take with you specie to the amount of 100*l.*, for the safety of which you will be responsible. From this fund, and the produce of the sales of the stores, you will be enabled, and you are hereby required, to meet the orders which the surveyor-general is instructed to issue for the payment of the labourers.

March 1836.

(signed) *Rowland Hill.*

Appendix, No. 7.

REPORT on the Departure of the "CYGNET."

THE "Cygnet," 239 tons, Capt. Rolls, sailed from Gravesend on Thursday, the 24th March 1836, about noon. She was engaged by the colonization commissioners for South Australia of the owner, Mr. Thomas Ward, on the terms stated in the agreement, for the purpose of carrying out part of the surveying staff, with their labourers and a few other persons, and for use in the colony during the progress of the surveys.

The "Cygnet" has on board 84 passengers, viz. 15 cabin and 69 steerage passengers. The cabin passengers are as follows: Mr. G. S. Kingston, the deputy surveyor, in command, under Colonel Light, (who goes out in the "Rapid") of this division of the surveying party; Mr. F. B. Finniss, one of the assistant surveyors, second in command, and Mrs. Finniss; four other assistant surveyors, viz. Mr. Neale (with Mrs. Neale), and Messrs. Symonds, Hardy and Cannan; also Capt. Lipson, R.N., harbour-master, and Mrs. Lipson, Dr. Edward Wright, surgeon, and Mrs. Wright, Mr. Thomas Gilbert, the storekeeper, and Messrs. Morphett and Powys, emigrants, going out at their own cost.

The steerage passengers are as follows:

- 8 Children of the cabin passengers, receiving cabin accommodation but steerage fare, and charged as steerage passengers;
- 38 Adult male labourers and servants;
- 11 Ditto female - ditto - - ditto, (viz. nine married and two single);
- 4 Children, between two years and 14 years of age; and
- 8 Infants, under two years of age.

Of the labourers, one (Rogers) is the storekeeper's clerk, and 30 are engaged to assist the surveyors or as gardeners.—(See schedule of labourers' wages and advances, also copies of the articles of agreement between the surveyor-general and the labourers).

The "Cygnet" carries out a complete set of surveying instruments, and a large stock of provisions, clothing and other stores for the use of the surveyors (who will be allowed rations when in actual service), and for sale to the emigrants generally. A supply of food for one year after arrival in the colony was provided, but want of space rendered it necessary to omit about one-half of the bread and flour, as well as certain other stores enumerated in the "list of stores, &c. ordered for the 'Cygnet,' but not shipped."

The instruments, ordnance stores, stationery, &c. required for the land surveys have been put under the charge of Mr. Kingston, the nautical surveying instruments under that of Captain Lipson, the provisions, clothing, &c. and a complete set of surgical instruments

No. 7.
Report on the
Departure of the
Cygnet.

under that of Mr. Gilbert, and the medical stores, with certain surgical instruments for immediate use, under that of Dr. Wright.

Inventories of these stores have been made, and the receipts obtained of the officers under whose charge they are respectively placed.

Mr. Kingston has despatches from Lord Glenelg to the Lieutenant-governor of Van Diemen's Land, which will obtain for the surveying party aid in case of need. Messrs. Kingston, Finniss and Gilbert have also instructions from the commissioners for their own guidance, and the two former have copies of the instructions to each of the others, as well as copies of those for Colonel Light.

To these documents I would refer for more minute information as to the plan of the expedition.

Mr. Montefiore was so good as to accompany me in examining the arrangements made for the accommodation of the emigrants. Owing to the necessity for taking on board a very large stock of provisions, we found the space between decks was to a very objectionable extent occupied with goods, chiefly the passengers' luggage, but the Captain promised to remove these goods as rapidly as room could be made for them, by taking to pieces the water and other casks as quickly as they should be emptied, and he assures us that the whole would disappear in a fortnight. On consideration there appeared no doubt it would be a much greater evil to unship any of the goods than to submit to a temporary inconvenience. The emigrants themselves, to nearly the whole of whom we spoke on the subject, were of this opinion, and they, without exception, expressed themselves exceedingly well satisfied with the arrangements made for their accommodation.

Mr. Brown, the commissioners' emigration agent, was on board actively employed in discharge of his duties; and Mr. Mann, the colonial advocate-general, was so good as to superintend the execution of the agreements between the surveyor-general and the labourers.

Each male adult passenger, except the officers, has entered into a written engagement to submit to the authority of the officer in command, a copy of which has been retained.

29 March 1836.

(signed) Rowland Hill, Secretary.

Appendix, No. 8.

REPORT on the Departure of the "RAPID."

No. 8.
Report on the
Departure of the
Rapid.

THE brig "Rapid," of 162 tons, left the City Canal about noon on Sunday the 1st of May. She was purchased by the Colonization Commissioners for South Australia as a surveying vessel, and has been repaired and equipped in a manner which renders her exceedingly well adapted to the service.

The surveyor-general, Colonel Light, having served many years in the navy as well as in the army, has been placed in command of the vessel, with Messrs. Field, Pullen and Hill as his 1st, 2d and 3d officers. Mr. Pullen to act as an assistant surveyor on arrival in the colony. The "Rapid" also carries out Mr. Jacob, one of the assistant surveyors, Mr. Claughton, one of the junior assistant surveyors, Mr. Woodford, surgeon, four steerage passengers (three surveyor's labourers and one female), and a crew of 13 well-selected seamen. The terms on which the officers and men are engaged appear in the schedule of the salaries of the officers and the wages of the seamen and labourers, and a statement of the advances made to each.

The "Rapid" has on board a very complete set of surveying instruments, with provisions, clothing and other stores for 12 months, as well as proper surgical instruments, medicines, &c.

The whole of these stores have been placed under the charge of Colonel Light, who has given his receipt for the same.

Colonel Light has been furnished by Lord Glenelg with despatches to the Lieutenant-governor of Van Diemen's Land, which will secure for the surveying party assistance in any case of difficulty. Colonel Light has also instructions from the commissioners for his guidance in directing the surveys and in determining the site of the first town, as well as copies of the instructions to the officers on board the "Cygnet." In these documents minute information will be found as to the plan of the expedition. The "Rapid" was taken down the river by a steam-tug, passing Gravesend about half-past three o'clock. It was the intention of Colonel Light to remain at the Nore till the morning tide, and then to proceed on his voyage, but the severity of the weather was such as to detain the vessel at the Nore till yesterday (Wednesday) morning. The pilot left the "Rapid" in the Downs at four o'clock yesterday afternoon, going down the Channel with a strong wind from the E. N. E.

The "Rapid" will proceed direct to Nepean Bay, where, as she is the quicker sailer, she is expected to arrive about the same time as the "Cygnet," notwithstanding the delay in her departure, which has resulted from Colonel Light's illness. On reaching Nepean Bay, Colonel Light will take the command of the whole expedition.

5 May 1836.

(signed) Rowland Hill.

P. S. An insurance has been effected on the "Rapid" and her stores as follows:

For the voyage: On the ship, 4,000 *l.*, at three per cent.; on the stores, 1,900 *l.*, at three per cent.

For twelve months during the surveys: On the ship, 3,000 *l.*, at 10½ per cent., with a right to deduct 16 *s.* 8 *d.* per cent. for every month not commenced.

Appendix, No. 9.

LETTER of INSTRUCTIONS by the Colonization Commissioners for *South Australia* to Colonel *William Light*, Surveyor-general for the Colony of *South Australia*.

No. 9.
Instructions to the
Surveyor-general.

WHEREAS it has been judged expedient, before the departure of the first body of settlers under the command of his Excellency Governor Hindmarsh, to fit out an expedition to South Australia, for the purpose of effecting such a survey of the different harbours and the adjoining land as may be necessary to the correct determination of the best site for the first town: and whereas the commissioners repose full confidence in your abilities and zeal for the performance of this duty, they hereby appoint you to command and take charge of the expedition now preparing for the purpose of effecting these objects.

In the prosecution of this important service you will be guided generally by the instructions herein contained.

1. The expedition will consist of the "Cygnet," of 239 tons, and the "Rapid," of 162 tons. These two vessels will sail in company for mutual assistance and protection, but each will be fully equipped to act independently if necessary.

2. Each vessel will be supplied with one year's provisions, with proper surveying instruments, arms, ammunition, tents, clothing, utensils, tools, medicines and necessaries of all kinds which are likely to be required. Each vessel will also be supplied with a boat fitted for surveying the various inlets, as well as a small portable boat, on a light carriage, for use in the land expeditions. You are to consider it an important duty to direct the provision of these supplies; to take care that every article is of the best quality, and that nothing important to the success of the enterprize or to the comfort and health of the party is omitted.

3. The expedition will be composed of the surveying staff already appointed, Captain Lipson, R. N., two surgeons and 30 labourers; among whom should be at least three common carpenters, two smiths, four men accustomed to fell timber and one shoemaker. The crews will also assist in any manner you may direct.

4. The selection of the labourers is left with yourself; and you are authorized to promise them rations (the same as in His Majesty's navy) and 12s. per week wages, with such additional wages as may be necessary for the mechanics; an agreement to this effect being entered into for one year from the day of landing in South Australia. As much will depend upon the steadiness of these men, great pains should be taken to select none but such as are temperate, intelligent and honest.

5. You will yourself go out in the "Rapid," of which vessel you will take the immediate command. You will be accompanied by Messrs. Field, Pullen and Hill, as 1st, 2d and 3d officers, and by Messrs. Jacob and Symonds as assistant surveyors, and Mr. John Woodford as surgeon. Mr. Pullen will also act as sailing-master on the voyage, and as an assistant surveyor after arrival in the colony.

6. In the "Cygnet" will be Mr. Kingston, the deputy surveyor, in command under you of that division of the surveying party, Captain Lipson as harbour-master, Messrs. Finniss, O'Brien, Neale, Hardy and Cannan as assistant surveyors, Dr. Wright as surgeon, and Mr. Gilbert as storekeeper; there will also be a few passengers. The crew of the "Cygnet" is appointed by the owners, but the captain is bound to obey your instructions.

7. It is important that among the surveyors and medical gentlemen composing the expedition there should be at least one who is a good judge of the qualities of Australian soils, another acquainted with the kinds of Australian timber most useful in building, and a competent botanist and mineralogist; also some one accustomed to intercourse with the natives, and possessing at least a general knowledge of their language. Should the present arrangements be defective in any of these particulars, it will be an important part of your duty, if possible, to supply the deficiency.

8. The whole of the party composing or accompanying the surveying expedition will be placed under your command; and you are hereby authorized to appoint, suspend or reduce any one, on sufficient grounds, which must be submitted with as little delay as possible to the board.

9. The expedition must be ready to leave the port of London on the 17th March, or as soon after that day as possible.

10. On the passage you will take every convenient opportunity of drilling the surveying corps, together with any other persons who may be capable of bearing arms, in order to prepare them, in case of emergency, for the general defence and safety.

11. You will proceed first to Nepean Bay, in Kangaroo Island, which you will consider the place of rendezvous. You will land two or three gardeners who will accompany you, and who must be directed to bring a small piece of land into immediate cultivation, and to stock it with vegetables, for the after use of the colonists generally. You will also cause to be landed all provisions and other stores not required during the surveys. These stores you will place under the charge of Mr. Gilbert, the storekeeper; and you will leave a force, including the gardeners, proportionate to the danger of attack from runaway convicts, whalers and other inhabitants of the island. It is highly desirable that the wives and families of the officers and men should remain at Kangaroo Island during the progress of the surveys, if arrangements can be made for their temporary accommodation and safety. To such as continue on board, you will allow ship room, without charge, but you will require them to purchase their rations. This arrangement must be extended to all females without exception, and to all others not strictly belonging to the surveying corps. During the landing of the

stores,

No. 9.
Instructions to the
Surveyor-general.

stores, &c., and while waiting, if necessary, for the arrival of the other vessel, the surveyors must be employed in surveying Nepean Bay and the adjoining country.

12. You will now proceed to make a careful examination of the coast in the central parts of the colony, excepting only places where the previous examinations by Captain Flinders and other navigators clearly show that no good harbour is to be found. Your attention will be particularly directed to Nepean Bay and Port Lincoln, but more especially to the line of coast extending from the eastern part of Encounter Bay to the northern point of Gulf St. Vincent. The inlet in latitude $34^{\circ} 55''$, and the harbour reported to have been discovered by Jones about latitude $34^{\circ} 40''$, demand a careful examination. You will ascertain beyond all doubt whether or not there is any other outlet to Lake Alexandrina than the one discovered by Captain Sturt, opening into Encounter Bay, the most certain mode of effecting which will probably be to skirt the lake itself.

13. Wherever you find a good harbour you will cause the neighbouring land for a considerable distance to be carefully examined, and if the spot is well suited for the site of even a secondary town, you will direct such a survey to be made as will enable the colonial commissioner, if he thinks proper, to include the district in the lands offered for selection by the holders of the first 437 land orders.

14. Having completed the surveys here indicated, and having carefully recorded all important circumstances, so that the different sites favourable for the erection of towns may be brought into exact comparison, you will proceed to determine which of the several sites shall be selected as that of the first town; a duty which you are hereby fully authorized and required to discharge. In entrusting you with the decision of this difficult question, the commissioners feel they cannot too much impress you with the importance of a duty, on the judicious performance of which the prosperity of the colony so greatly depends. They feel assured that you will enter upon the task with the most anxious desire to arrive at the best possible result; and believing such a result will be most effectually secured by placing the whole responsibility of the decision in your hands, the commissioners purposely avoid all minute instructions for your guidance, and desire that you will consider yourself at liberty to deviate, even from the more general instructions given, if in the discharge of your duty new facts should arise which, in your opinion, justify so strong a measure.

15. Although the commissioners leave the decision of this important question entirely in your hands, it is their desire that, should his excellency the governor arrive sufficiently early in the colony, (and he is expected to be at Port Lincoln about two months after you reach Nepean Bay,) you will confer with him on the subject, and pay due regard to his opinion and suggestions, without however yielding to any influence which could have the effect of divesting you in any way of the whole responsibility of the decision. The commissioners think they may also assist you by stating the grounds on which they conceive your decision ought to rest. The commissioners are of opinion that the best site for the first town will be that which combines in the highest degree the following advantages:

- 1st. A commodious harbour, safe and accessible at all seasons of the year.
 - 2d. A considerable tract of fertile land immediately adjoining.
 - 3d. An abundant supply of fresh water.
 - 4th. Facilities for internal communication.
 - 5th. Facilities for communication with other ports.
 - 6th. Distance from the limits of the colony, as a means of avoiding interference from without in the principle of colonization.
 - 7th. The neighbourhood of extensive sheep-walks.
- The above are of primary importance, the following of secondary value:
- 8th. A supply of building materials, as timber, stone, or brick, earth and lime.
 - 9th. Facilities for drainage.
 - 10th. Coal.

The commissioners are of opinion that although no site should be selected which does not possess a harbour safe and accessible at all seasons of the year, yet that it would be unwise for the sake of still superior advantages in the harbour to make any important sacrifice in the other essentials of a good site. As far as the imperfect information already possessed enables the commissioners to judge, the district between Gulf St. Vincent and the Murray or Lake Alexandrina (provided a good harbour can be found) appears to combine the requisite advantages in the highest degree. This district is sufficiently central. According to the report of Captain Sturt it contains an abundance of highly fertile land; it appears to be well supplied with water; it is conveniently situated for intercourse with Nepean Bay and Port Lincoln; and if a communication should be discovered between Gulf St. Vincent and Lake Alexandrina, the river Murray and its tributaries would afford the most important facilities for communication, not only with the interior of the new colony, but also with that extensive portion of New South Wales, which, lying to the west of the Blue Mountains, is practically excluded from connexion with the eastern ports.

16. With a view to the successful completion of this important service, you will make yourself acquainted, as far as practicable, with the circumstances which have determined the sites of new towns in the United States of America, in Canada, &c., and more especially in the Australian colonies; and you will pay particular attention to those causes which, in the latter colonies, have led to an actual change, or to the desire for change, in the sites of certain towns after their first establishment.

17. When you have determined the site of the first town, you will proceed to lay it out in accordance with the "Regulations for the preliminary sales of colonial lands in this country." You will make the streets of ample width, and arrange them with reference to the convenience

nience of the inhabitants and the beauty and salubrity of the town; and you will make the necessary reserves for squares, public walks and quays.

18. You will next proceed to survey, lay out and map the surrounding district, preparatory to the choice of rural lands; and you will carry these surveys to an extent which, in connexion with the surveys in the neighbourhood of other ports already provided for, will secure to the purchasers under the preliminary sales as far as practicable the first choice of land throughout the colony. In making this survey you will divide the lands into sections of 134 acres each, of a form convenient for occupation and fencing, with a reserved road adjoining each section; and you will provide in the best manner you can for the after division into 80-acre sections of such of these lands as may not be selected by the holders of the first 437 land orders. In laying down the division lines, you will avail yourself, as far as practicable, of the natural boundaries, and you will provide for such a division of the lands into townships and counties as may hereafter be determined on by the colonial government. You will take care that all principal stations are permanently marked, and that proper descriptions of such marks are duly recorded.

19. In all your surveys you will reserve as a public road all land on the coast within not less than 100 feet of high-water mark, and you will also reserve a road, at least 66 feet wide, along each side of every navigable river, and around every lake or other sheet of water whose surface is not included in the estimated area of the adjoining section or sections.

20. It is intended that the colonial commissioner shall arrive in the colony in time to superintend the choice of lands included in the preliminary sales, and you will after his arrival receive the instructions of the board as to after proceedings through that officer.

21. When a district is about to be surveyed, the colonial commissioner will report such intention to the governor in council, and will apply for instructions as to the direction and construction of the roads to be laid out. If the governor should arrive before the colonial commissioner, you will yourself apply for such instructions to the governor.

22. Throughout your proceedings you will exercise the utmost caution to prevent collision with the natives. With this view you will avoid unnecessary division of your party; and you will take care that each detachment is placed under the charge of an officer on whose intelligence, humanity, caution, temper and courage you can fully rely. You will consider the wild animals as the property of the natives, of whom any which may be desired as food should be purchased. You will therefore discourage sporting, and in inhabited districts prevent it altogether. Not only the safety of your party, but the future security of the colonists generally, and the state of feeling which shall hereafter exist between them and the natives, will depend mainly on the attention paid to this instruction.

23. You are to keep an account of your proceedings in a journal; to give a chart of your progress, with the soundings and other particulars; a description of the general face of the country and appearance of the shore; and a statement of the direction, velocity, breadth and depth of the several rivers. You are also to require the medical and other scientific gentlemen of the expedition to note down the animal, vegetable and mineral productions of each part (preserving specimens as far as their means will permit), the temperature of the air, and the direction of the wind at certain fixed hours each day, the quantity of rain and other meteorological facts; and the description and apparent numbers of the different tribes you may meet.

24. As soon as the "Cygnet" can be spared you will discharge her, and report to the commissioners at the first opportunity in what manner the articles of agreement with the owners (of which you have a copy) shall have been observed. The "Rapid" must be retained until further instructions.

25. Finally, you will lay before the governor, and will forward to the commissioners with as little delay as possible, a full report of your proceedings, with copies of your own journal and that of the scientific gentlemen who will accompany you, and of all maps, charts and other drawings, as well as a detailed description of each spot which you may consider favourable for the erection of a town, and a full statement of the reasons which may have influenced you in the selection of the site for the first town. Also, if you should be induced to deviate from the instructions herein contained, you will state your reasons for such deviations fully.

Given at London, this 9th day March 1836.

By order of the Board,

(signed Rowland Hill, Secretary.

P.S. In an undertaking in which so much is at stake, it is desirable to guard against even remote dangers, as for instance, in the event of the separation of the two ships during the surveys, the possible loss of one with its stores, the crew being saved, or even, the vessels being together, the possible loss of the stores of both: under such circumstances the depôt at Kangaroo Island would be a most important resource, as Nepean Bay might be reached by means of the boats.

In determining what stores shall remain there, it is important to keep this contingency in view; and if a boat can be left there, and a signal from the mainland established, as a fire upon some particular eminence, much would be done towards securing aid in the event of your boats being lost, or in case any of your party should wander from the main body.

If any accident should happen to the stores in Kangaroo Island, or if they should be exhausted before the arrival of other supplies, application for aid must be made to the governor of Van Diemen's Land, who will receive instructions from His Majesty's Government to grant it. As a further security, you will be provided with specie to the amount of

No. 9.
Instructions to the
Surveyor-general.

100 l., which you are hereby authorized to employ in the purchase of any stores which may be required. As in the progress of the surveys it will be necessary to send detached parties to distant stations, it will be important to agree upon signals of recall, of distress, (arising from the attack of natives or other cause) &c. You will pay the wages of the labourers under your command by orders on the storekeeper, whenever it can be done conveniently. The storekeeper is supplied with specie to the amount of 100 l., and is instructed to honour such orders. Printed forms for the purpose will be prepared for your use.

Second P.S., 21 March 1836.—You will also, in the same manner, make such payments as may be absolutely necessary to the officers of the expedition, in part liquidation of their claims as they arise; but the discharge of these claims must be deferred as much as possible till the arrival of the colonial commissioner, who will carry out instructions as to the mode of payment. Enclosed is a schedule of the officers' salaries and labourers' wages, with a statement of all advances which have been made. To these advances you will add any charges which may arise for extra baggage, and you will take care that the whole is liquidated as speedily as possible. With your report to the commissioners you will transmit an exact statement of the account with each member of the expedition. You will draw on the commissioners at 21 days' sight for the payment of the monies which may become due to the owners or master of the "Cygnets," in accordance with the agreement, a copy of which is enclosed.

Appendix, No. 10.

No. 10.
Instructions to the
Deputy Surveyor.

LETTER of INSTRUCTIONS by the Colonization Commissioners for *South Australia* to
G. S. Kingston, Esq., Deputy Surveyor for the Colony of South Australia.

HEREWITH you will receive a copy of the instructions to Colonel Light, the surveyor-general, with reference to the expedition now fitting out for the purpose of surveying certain parts of South Australia, and of determining the site of the first town.

It will be your duty carefully to observe the directions of Colonel Light, and to do all in your power to second his efforts, and to promote the comfort, discipline and efficiency of the party placed under your command.

If you arrive first at Kangaroo Island, you will adopt the instructions given to Colonel Light with reference to the disembarkation of men and stores, and the survey of Nepean Bay and the neighbouring lands.

If at the time such surveys are completed, Colonel Light should be unable to take the command, from non-arrival, extreme illness, or any other cause, you are hereby authorized and required to assume the command of the whole expedition, and to adopt the instructions given to Colonel Light as part of your own; taking care, however, to leave written information at Kangaroo Island of your intended course, and to adopt every other precaution calculated to enable Colonel Light to join you. On his arrival you will resign the command into his hands.

In case of the death of Colonel Light, or of his continued inability to take the command, you will act on his instructions throughout, and exercise all powers vested in him, with this one exception, that having carefully determined in your own mind which is the best site for the first town, you will submit your decision to the governor in council, and to the colonial commissioner, (or in case of the non-arrival or death of either of these officers, then to the other only,) whose confirmation you will consider a necessary preliminary to the final decision of the question.

Given at London, 9th day of March 1836.

By order of the Board,

(signed) *Rowland Hill, Secretary.*

Appendix, No. 11.

No. 11.
Instructions to the
Assistant Surveyor.

LETTER of INSTRUCTIONS by the Colonization Commissioners for *South Australia* to
F. B. Finniss, Esq., one of the Assistant Surveyors for South Australia.

HEREWITH you will receive a copy of the instructions to Colonel Light, the surveyor-general, and also of those to Mr. G. S. Kingston, the deputy-surveyor, with reference to the expedition now fitting out for the purpose of surveying certain parts of South Australia, and of determining the site of the first town.

In case of the death of both Colonel Light and Mr. Kingston, or of the inability of both from any cause to take the command, you are hereby authorized and required to assume the command of the whole expedition, and to act on the instructions given to Mr. Kingston.

Given at London, this 9th day of March 1836.

Appendix, No. 12.

No. 12.
Financial State-
ment.

FINANCIAL STATEMENT.

The COLONIZATION COMMISSIONERS for *South Australia*, in Account with *George Barnes*, for
Government Revenue Fund.

Dr.

		£.	s.	d.
1835 :	TO cash paid—			
30 June -	Petty cash, Warrant, No. 1 - - - - -		38	6 11
10 July -	Ditto, Warrant, No. 2 - - - - -	£. 50	-	-
	Advertising, Warrant, No. 2 - - - - -	30	-	-
	Rent, Warrant, No. 2 - - - - -	17	14	-
			97	14 -
22 - -	Petty cash, Warrant, No. 3 - - - - -		40	- -
8 Aug. -	Ditto, Warrant, No. 4 - - - - -	30	-	-
	Druggett, &c., Warrant, No. 4 - - - - -	7	17	-
			37	17 -
12 Sept. -	Printing, Warrant, No. 5 - - - - -		100	- -
8 Oct. -	Ditto, Warrant, No. 6 - - - - -	58	8	6
	Petty cash, Warrant, No. 6 - - - - -	20	-	-
			78	8 6
15 - -	Advertising, Warrant, No. 7 - - - - -		34	16 1
5 Nov. -	Petty cash, Warrant, No. 8 - - - - -		20	- -
18 - -	Bond stamps, Warrant, No. 9 - - - - -		226	11 -
4 Dec. -	Lamps, Warrant, No. 10 - - - - -	4	-	-
	Poor rates, Warrant, No. 10 - - - - -	8	15	-
	Coals, Warrant, No. 10 - - - - -	4	15	-
	Stationery, Warrant, No. 10 - - - - -	10	13	9
			28	3 9
16 - -	Charges from country agents, Warrant, No. 11 - - - - -		62	- 9
17 - -	Bond stamps, Warrant, No. 12 - - - - -		95	11 -
31 - -	Balance - - - - -		8,712	5 6
		£.	9,571	14 6
1836 :				
2 Jan. -	Gouger, commission on sales of land, Warrant, No. 13 - - - - -		286	11 -
	Petty cash, Warrant, No. 13 - - - - -		40	- -
6 Feb. -	Ditto, Warrant, No. 14 - - - - -		40	- -
10 - -	For four 1,000 <i>l.</i> Exchequer bills - - - - -	4,000	-	-
	Nos. 6880, 6881, 5646, 5712, dated 29 Sept., 134 days - - - - -	33	10	-
	Premium, 1 <i>g.</i> s.; brokerage, 1 <i>s.</i> - - - - -	40	-	-
			4,073	10 -
11 - -	Brown, journey to Norfolk, Warrant, No. 15 - - - - -	6	7	3
	Halfside, letter seal - - - - -	5	-	-
	Apps, coals - - - - -	4	12	-
	Hill, carpet - - - - -	9	-	-
	Ditto, insurance - - - - -	7	8	6
	Laing, plumber - - - - -	6	8	10
			38	16 7
12 - -	Elliot, instruments - - - - -	22	12	-
	Carey, ditto - - - - -	43	17	6
	Hooper, agents and advertisements - - - - -	39	18	6
	Martin, printing - - - - -	55	14	-
			162	2 -
	Birdseye, agency - - - - -		12	3 -
20 - -	Nicholls & Co., deposit on purchase of Rapid, Warrant, No. 16 - - - - -		500	- -
22 - -	Morphett, agency on sale of land, Warrant, No. 15 - - - - -		170	2 -
25 - -	Navy Board, survey of Coquette - - - - -		16	18 -
26 - -	Nicholls & Co., balance for brig Rapid, Warrant, No. 17 - - - - -		1,200	- -
9 March	Hill, writing table, Warrant, No. 18 - - - - -	8	8	-
	Ditto, to pay country agents, Warrant, No. 18 - - - - -	15	18	1
	Beare, agency, Warrant, No. 15 - - - - -	8	2	-
	Alexander, office table, Warrant, No. 15 - - - - -	3	15	6
			36	3 7
10 - -	Gilbert, instruments, Warrant, No. 18 - - - - -	183	11	-
	Hill, salary to 31 December, Warrant, No. 19 - - - - -	312	10	-
	Jones, mathematical instruments, Warrant, No. 18 - - - - -	49	-	6
	Petty charges - - - - -	40	-	-
			585	1 6

(continued)

No. 12.
Financial State-
ment.

											£.	s.	d.
	1836 :	TO cash paid—											
	19 March	Gilbert, storekeeper, Warrant, No. 20	-	-	-	-	-	-	-	-	100	-	-
		Lipson, harbour-master, Warrant, No. 23	-	-	-	-	-	-	-	-	50	-	-
		Wright, surgeon, per Cygnet, Warrant, No. 23	-	-	-	-	-	-	-	-	15	-	-
		Rogers, storekeeper's clerk, Warrant, No. 23	-	-	-	-	-	-	-	-	15	-	-
		Kingston, to pay surveyor's labourers, Warrant, No. 23,	10	12	6						20	12	6
		Bristow, surveyor	-	-	-	-	-	-	-	-			
		In 43 <i>l.</i> 18 <i>s.</i> 8 <i>d.</i> , on 18 April, Warrant, No. 23.											
		Neale, assistant-surveyor, Warrant, No. 23	-	-	-	-	-	-	-	-	30	-	-
26	-	Colonel Light, on account of outfit of ship Rapid, Warrant, No. 21	-	-	-	-	-	-	-	-	100	-	-
2	April	Captain Hindmarsh, outfit, Warrant, No. 22	-	-	-	-	-	-	-	-	500	-	-
16	-	Roberson, colours, Warrant, No. 23	-	-	-	5	-	-	-	-			
		Hunter, books, Warrant, No. 15	-	-	-	3	17	-	-	-			
		Robinson, lighterage, Warrant, No. 23	-	-	-	4	8	6					
		Berry, inkstands, Warrant, No. 23	-	-	-	3	4	6					
		Curtis, gunpowder, Warrant, No. 23	-	-	-	14	9	-					
		Foreman, dispatching Cygnet, Warrant, No. 23	-	-	-	8	10	6					
		Finnis, overpayment of passage money, Warrant, No. 23	-	-	-	5	-	-					
		Hill, expenses, per Cygnet, Warrant, No. 23	-	-	-	6	18	11					
		Oliver, agency, Warrant, No. 23	-	-	-	4	1	11					
		Morton, coals, Warrant, No. 23	-	-	-	12	15	-					
											68	5	4
18	-	First and second officers, per ship Rapid, Warrant, No. 25	-	-	-	-	-	-	-	-	66	-	-
		Ackerman, paper, less discount 14 <i>s.</i> , Warrant, No. 23	-	-	-	-	-	-	-	-	13	5	-
		Gilbert, instruments, Warrant, No. 23	-	-	-	-	-	-	-	-	45	-	6
		Brown, board of emigrants, per Cygnet, Warrant, No. 23	-	-	-	-	-	-	-	-	15	11	3
		Carey, surveying instruments	-	-	-	-	-	-	-	-	39	15	6
		Ritherdon, shipping surveyor	-	-	-	-	-	-	-	-	137	-	-
		Hunter, bookseller, discount 4 <i>s.</i> 6 <i>d.</i>	-	-	-	-	-	-	-	-	12	19	-
		Levy & Sons, limejuice, discount 8 <i>s.</i> 3 <i>d.</i>	-	-	-	-	-	-	-	-	15	18	3
		Tapprell, cabinet-maker	-	-	-	-	-	-	-	-	22	3	6
		Watson, carpets	-	-	-	-	-	-	-	-	31	1	4
		Kingston, advances to surveyor's labourers, Warrant, No. 23	-	-	-	43	18	8					
		Less, paid ditto, 19 March - £. 10 12 6											
		Less, paid Bristow	-	-	-	10	-	-					
											20	12	6
		Petty cash, Warrant, No. 23	-	-	-	-	-	-	-	-	23	6	2
		Appach, insurance, per Cygnet, discount 16 <i>l.</i> 5 <i>s.</i> , Warrant, No. 26	-	-	-	-	-	-	-	-	40	-	-
		Hill, salary, one quarter to 31 March, Warrant, No. 23	-	-	-	-	-	-	-	-	125	-	-
		Evans, advance in salary, Warrant, No. 23	-	-	-	-	-	-	-	-	15	-	-
		Colonel Light, six months' salary, Warrant, No. 24	-	-	-	-	-	-	-	-	200	-	-
		Ditto, for purposes named in his instructions, Warrant, No. 24	-	-	-	-	-	-	-	-	100	-	-
		Hill, third officer, per Rapid, Warrant, No. 27	-	-	-	-	-	-	-	-	30	-	-
		Shipping committee, to pay seamen's wages, per Rapid, Warrant, No. 28	-	-	-	-	-	-	-	-	50	-	-
2	May	Col. Light, for expenses, per Rapid, Warrant, No. 29	-	-	-	-	-	-	-	-	100	-	-
7	-	Woodford, surgeon, per Rapid, six months' salary in advance, from 1st instant, Warrant, No. 30	-	-	-	-	-	-	-	-	30	-	-
17	-	Cortis, agency, Warrant, No. 23	-	-	-	-	-	-	-	-	48	12	-
23	-	Gordon & Co., repairs of Rapid, Warrant, No. 33	-	-	-	-	-	-	-	-	449	14	-
		Gray & Co., rope, Warrant, No. 33	-	-	-	-	-	-	-	-	214	14	4
		Butlin, two quarters' taxes, Warrant, No. 33	-	-	-	-	-	-	-	-	16	9	6
		Edy, butcher, Warrant, No. 33	-	-	-	-	-	-	-	-	16	11	-
		Forman, expenses, Warrant, No. 33	-	-	-	4	16	-					
		Fisher, expenses to Portsmouth, Warrant, No. 33	-	-	-	4	9	6					
		Voy, pilot boat-hire, Warrant, No. 33	-	-	-	2	2	-					
		Evans, salary from 9 to 30 April, Warrant, No. 33	-	-	-	4	1	-					
		Foreman, salary from 9 to 30 April, Warrant, No. 33	-	-	-	4	1	-					
		Loveday, salary from 9 to 30 April, Warrant, No. 33	-	-	-	2	17	-					
		Catchlove, salary from 9 to 30 April, Warrant, No. 33	-	-	-	1	10	-					
											23	16	6
		Tapprell, furniture for house, Warrant, No. 33	-	-	-	-	-	-	-	-	114	1	6
		Steam Towing Company, Warrant, No. 33	-	-	-	-	-	-	-	-	40	-	-
25	-	Poor's rates	-	-	-	-	-	-	-	-	3	10	-
27	-	Cow, boat-builder, Warrant, No. 33	-	-	-	-	-	-	-	-	27	18	11
31	-	Gouger for Jackson, agency for sale of land, Warrant, No. 15	-	-	-	-	-	-	-	-	4	1	-
		Balance	-	-	-	-	-	-	-	-	2,828	15	9
											£.	13,128	15 6

		Cr.			
			£.	s.	d.
1835:	BY cash received of—				
19 Dec.	John Wright, esq., for bonds, Nos. 121 to 163, dated 17 December 1835; viz.				
	Nos. 121 to 130, 10 each,				
	at 100 l.	£. 1,000	—	—	—
	Nos. 131 to 155, 25 each,				
	at 200 l.	5,000	—	—	—
	Nos. 156 to 163, 8 each,				
	at 500 l.	4,000	—	—	—
		10,000	—	—	—
	Extra charge for bond stamps under 500 l.	85	7	—	—
		10,085	7	—	—
	Less, commission on negotiation of loan of 30,000 l., bought in names of William Serjeant, George Lodowick Wilder, George Baillie, esqrs., trustees nominated by His Majesty's Government:				
	Brokerage on 21,798 l. 7 s.				
	Cons. at 91 $\frac{3}{4}$, 20,000 l. at				
	$\frac{1}{16}$ per cent.	£. 13	12	6	
	Commission on 25,000 l., at				
	2 per cent.	500	—	—	—
		513	12	6	
			9,571	14	6
1836:					
1 Jan.	Balance brought down		8,712	5	6
3 March	Powys, for passage of son, per Cygnet		65	—	—
18 —	Finniss, for passage of Mrs. Finniss		20	—	—
19 —	Lipson, for passage of Mrs. Lipson		30	—	—
	Bristow, for passage of two children		10	—	—
	Wright, for passage		5	—	—
	Neale, for passage of Mrs. Neale		30	—	—
18 April	For four 1,000 l. Exchequer Bills	£. 4,000	—	—	—
	Nos. 5646, 5712, 6880, 6881, 29 Sept., 202 days	50	10	—	—
	Premium 18 s	36	—	—	—
			4,086	10	—
18 May	Scholefield, passage, per Buffalo		40	—	—
24 —	Strangways, passage of self and brother		90	—	—
31 —	Richards		40	—	—
			£.	13,128	15 6

(Errors excepted.)

London, 31 March 1836.

George Barnes, Treasurer.

The COLONIZATION COMMISSIONERS for *South Australia*, in Account with *George Barnes*, for the Sales of Land and Emigration Fund.

Dr.

		£.	s.	d.
1836:	TO cash paid—			
16 April	Maw, surgical instruments, Warrant, No. 23	6	13	—
	Welsh, slopseller, Warrant, No. 23	12	14	—
	Boyd, millinery, Warrant, No. 23	9	18	3
18 —	Levy & Sons, slopsellers, discount 2 l. 9 s., Warrant, No. 23	46	9	—
	Gordon, seeds, 1 l. 3 s. 2 d., Warrant, No. 23	21	19	—
	Gray, cordage, Warrant, No. 23	9	11	—
	Nisbett, provisions, discount, 32 l. 18 s. 2 d., Warrant, No. 23	1,064	2	7
	Ditto, rum, Warrant, No. 23	145	6	1
	Tidman, medical stores, discount, 1 l. 10 s. 11 d., Warrant, No. 23	28	—	—
	Tolbutt, wine, Warrant, No. 23	53	10	2
	Scholey, tobacco, Warrant, No. 23	19	2	10
	Ryder, grocer, Warrant, No. 23	226	5	2
	Oliver, ironmonger, discount, 4 l. 7 s. 4 d., Warrant, No. 23	82	18	6
	Evans, surgical instruments, discount 5 l. 10 s., Warrant, No. 23	49	11	—
	Domett, provisions, discount 27 l. 19 s. 6 d., Warrant, No. 23	253	15	—
	Pott, vinegar, 8 l. 10 s., Warrant, No. 23	76	10	—
				(continued)

No. 12.
Financial State-
ment.

		£.	s.	d.
1836:	TO cash paid—			
18 April	Gamble, preserved provisions, Warrant, No. 23 - - - -	20	13	-
	Hawes, soap, discount 1 l. 11 s., Warrant, No. 23 - - - -	60	9	-
	Mortimer, ironmonger, Warrant, No. 23 - - - - -	43	6	11
16 May	Gibson, passage of W. Wilkins and wife, per Cygnet, Warrant, No. 31	32	-	-
19 -	South Australian Company, passage of emigrants, Warrant, No. 31	1,358	-	-
20 -	Ward, one-third of passage of labouring emigrants, per Cygnet, Warrant, No. 31 - - - - - £. 298 13 4			
	Ditto, one-third of passage money of cabin passengers, and one-third of freight, Warrant, No. 32 - 423 10 9			
		722	4	1
31 -	Gouger, passage of self and wife, per Africaine, Warrant, No. 34 -	85	-	-
	Balance - - - - -	1,663	1	5
		£.	6,091	- -

Cr.

		£.	s.	d.
1836;	BY cash of—			
21 Jan.	Messrs. Smith & Angas, for two sections of land in Kangaroo Island, 320 acres, at 12 s. - - - - -	192	-	-
15 Feb.	G. S. Kingston, purchase of one of the first lots (437) of land, No. 244	81	-	-
20 -	Dr. Morgan, for two sections of land, 160 acres, at 12 s. - - - -	96	-	-
23 -	Angas, for two sections of land, 160 acres, at 12 s. - - - - -	96	-	-
8 March	Sandford, deposit 25 per cent. on the purchase of 400 acres of land, at 12 s. - - - - -	60	-	-
12 -	Cannan, for 160 acres of land, at 12 s. - - - - -	96	-	-
15 -	Morphett, for 400 acres of land, at 12 s. - - - - -	240	-	-
31 -	Sandford, balance of 400 acres, at 12 s. - - - - -	180	-	-
27 April	Gover, investment for purchase of land - - - - -	50	-	-
21 May	Trustees to colonization commissioners - - - - -	5,000	-	-
		£.	6,091	- -

London, 31 May 1836.

(Errors excepted.)

George Barnes, Treasurer.

ABSTRACT OF PETTY CASH ACCOUNT, from 5 May 1835 to 31 May 1836.

		£.	s.	d.
Amount of postage and carriage of parcels - - - - -		71	10	-
Salaries of clerks, messenger and housekeeper, from 5 May 1835 to 9 April 1836 (Since the latter date these salaries have been paid by the treasurer, and are charged in his general account.)		160	6	-
Rates, taxes, repairs, furniture and sundries - - - - -		92	2	6
Total Expenditure - - - £.		323	18	6

EXPENSES incurred in Bond Stamps, in Postage, and in Carriage of Parcels.

1835 :						£.	s.	d.	£.	s.	d.
Nov. 18.—Bond Stamps (page 37)	-	-	-	-	-	226	11	-			
Dec. 17.—Bond Stamps (page 37)	-	-	-	-	-	95	11	-			
						£.	322	2	-		
Repaid by Mr. Wright (page 39)	-	-	-	-	-	85	7	-			
									236	15	-
5 May 1835 to } Postage and carriage of parcels (as above)	-	-	-	-	-	-	-	-	71	10	-
31 May 1836 }											
Total Cost of Stamps, Postage and Carriage of Parcels	-	-	-	-	-	£.			308	5	-

SOUTH AUSTRALIA.

FIRST ANNUAL REPORT

OF THE

COLONIZATION COMMISSIONERS.

*Ordered, by The House of Commons, to be Printed,
28 July 1836.*

[*Price 8d.*]